

NOVEMBER 1955

VOLUME I • NUMBER 11

CONSTRUCTION REVIEW

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FHA 1-FAMILY HOUSING

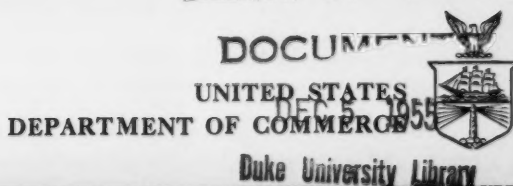
CONSTRUCTION IN 1956

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CONSTRUCTION REVIEW is for sale by the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D.C. Subscription price per year--\$3 domestic; \$4 foreign. Price 30 cents a copy.

The printing of this publication has been approved by the Director of the Bureau of the Budget (December 16, 1954)

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CONSTRUCTION LEGISLATION (Published when Congress is in session; last shown in September 1955 issue.)

CONSTRUCTION REGULATIONS (Published when significant regulations are issued; last shown in October 1955 issue.)

Inquiries on the content of Construction Review may be addressed to the publication in care of either agency.

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At a Glance

OUTLOOK FOR NEW CONSTRUCTION IN 1956--New construction expenditures may reach \$44 billion in 1956, or 5 percent above the \$42-billion peak indicated for 1955. A slight rise in private outlays will come mostly from gains in nonresidential building, especially for industrial facilities, stores, and churches. A 10-percent expansion in public construction (the largest in 4 years) represents gains in all major public categories, with highway and school construction accounting for most of the rise. For new private dwelling units, a continuing trend toward larger houses with more quality features, plus moderately higher construction costs, means that dollar outlays in 1956 will not drop as much as housing starts. The latter are estimated at 1,200,000 in 1956, or 100,000 under 1955 and 200,000 under the 1950 peak.

CONSTRUCTION ACTIVITY IN OCTOBER--New construction activity declined seasonally in October to \$3.9 billion because of decreases in private residential building and State and local construction. Total expenditures, however, were 11 percent above the previous October peak in 1954, and for the first 10 months were 13 percent higher in 1955 than a year ago. Private commercial and industrial building expanded to new monthly records in October, whereas highway work declined seasonally and public-school building tapered off--both from peak levels. Federal construction continued at about the August-September rate--well below 1954 levels except for military projects on which outlays matched the postwar peak in 1952.

HOUSING STARTS IN SEPTEMBER--Nonfarm housing starts totaled 113,000 in September, down more than seasonally from the unusually high August figure, but within 2,700 of the September 1954 level. The August-September decline, general throughout the country, primarily reflected reductions in metropolitan areas and in FHA-VA assisted units. Private starts in September (111,700) were at a seasonally adjusted annual rate of 1,230,000--next to the lowest rate this year. For the first 9 months, however, the 1955 figure (1,047,000 private and public units) was exceeded only in record 1950.

FHA-VA ACTIVITY IN SEPTEMBER--Nonfarm housing begun under FHA and VA programs declined more than total private housing starts in September. Consequently, the ratio of FHA-VA assisted units to total private starts decreased from around 55 percent in the previous 3 months to 52 percent in September. Also declining over the month, and auguring a further downtrend in starts, were FHA insurance applications (to the lowest level since December 1953) and VA appraisal requests (lowest since December 1954). Although these declines are seasonal to some extent, they may also reflect tighter credit conditions.

NONFARM MORTGAGES IN AUGUST--After a dip in July, nonfarm mortgage recordings advanced to a new monthly peak of \$2.7 billion in August, up 29 percent from a year ago. All types of lenders shared in the rise from this July and all exceeded the August 1954 dollar level except insurance companies. Thus far in 1955, the total value of mortgage recordings (\$19.1 billion) was a third more than in January-August 1954. The average loan amount continued to rise in August, but over-the-year increases have narrowed from 14 percent in February to 10 percent in August.

BUILDING PERMITS IN SEPTEMBER--After a rise in August, building permit valuations declined in September, reflecting some curtailment for all major types of building except industrial plant. Total valuations in September continued above the year-ago level, however, and for the first 9 months, 1955 volume was a fifth higher than in 1954--with new dwelling units, stores, and industrial plant showing the greatest relative gain (about a fourth).

PUBLIC CONTRACT AWARDS IN AUGUST--The value of contract awards for public construction increased slightly in August, primarily reflecting a rise in Federal awards, although most types of State and local work also advanced a little from July. The only declines of note were for educational and airfield building, and for conservation and development. Comparing the first 8 months of 1954-55, total public award

At a Glance

values were 6 percent higher this year at \$5,900 million; the Federal figure (\$941 million) was down 4 percent while the State and local (\$4,959 million) was up 9 percent--the latter largely for highways and utilities.

CONTRACTS AWARDED IN THE 37 EASTERN STATES IN SEPTEMBER--Construction contracts awarded in the 37 States east of the Rockies increased 7 percent from August to a September record of \$2 billion. Public works and utilities accounted for most of the rise (reflecting large awards for pipelines, sewerage systems, and electric light and power projects). Gains in industrial awards pushed total nonresidential building up 4 percent. Residential building was the only category down from August and from September 1954. Thus far in 1955, the record \$18.2 billion total of contract awards in these States was 25 percent above January-September 1954--representing sharp advances in all classes of work.

CONSTRUCTION COSTS IN SEPTEMBER--Construction costs continued in September, as in August, to rise at a much slower rate than in mid-summer, according to the Department of Commerce Composite Cost Index. The September index, at 126.5 percent of the 1947-49 average, was 4 percent above a year earlier.

WHOLESALE PRICES OF BUILDING MATERIALS IN SEPTEMBER--The wholesale price index of building materials increased by 1 percentage point to a new high of 128.4 in September, chiefly because of rises in sheathing cable and building wire prices (up 20 and 11 percent, respectively) that followed a sharp upturn in copper quotations. September prices were higher also for lumber (particularly softwoods), heating equipment, asphalt tiling, structural clay products, and concrete block and pipe. The 6-percent rise in the overall index from September 1954 occurred largely in the recent July-September period.

UNION WAGE SCALES IN THE BUILDING TRADES, THIRD QUARTER 1955--Union wage scales in the building trades advanced by 0.7 percent in the third quarter of 1955, compared with a 2.1-percent rise in the previous quarter when bargaining in this industry is usually the most active. The latest upward adjustments affected a fourth of unionized workers in the 7 trades covered, and 1 of every 3 adjustments reported was for 10 cents an hour. Increases were reported for a third of the carpenters and about a fifth of the union workers in the other 6 trades, bringing the average rate for all trades to \$2.92 or 9 cents higher than a year ago. Over-the-year gains were greatest for carpenters (9.9 cents) and least for electricians (6.6 cents).

CONSTRUCTION MATERIALS OUTPUT IN AUGUST--Indexes of construction materials output rose sharply in August to levels substantially above August 1954 for all major groups. New postwar highs were achieved for lumber and wood products, clay construction products, and Portland cement. Asphalt products output almost matched the peak set this June. Despite recent expansion, August output indexes for paint, varnish, and lacquer, and for heating and plumbing equipment were considerably lower than in 1950 while those for millwork and iron and steel were exceeded earlier this year. High volume shipments of Portland cement depleted August stocks to a little less than the year-ago level.

CONTRACT CONSTRUCTION EMPLOYMENT IN SEPTEMBER--The contract construction job total continued strong in September at 2,730,000, about the same as this year's peak in August. Area data available through August show that in a majority of places employment remained higher than a year ago. Among the large metropolitan areas, the only notable declines from August 1954 were in Detroit and St. Louis.

HOURS AND EARNINGS IN AUGUST--Weekly pay on contract construction ebbed a little from the July alltime high because an 0.4-hour reduction in the workweek was only partly offset by a slight (1 cent) increase in hourly earnings. However, weekly pay this August was \$1.76 above a year ago and hourly earnings averaged 6 cents more.

Characteristics of 1-Family Houses With FHA Mortgages, 1949-54

HERBERT SHAPIRO*

A growing trend in homeownership has marked postwar residential building in the United States. Contributing in no small measure has been the widespread acceptance by financial institutions of the fully amortized, long-term mortgage. This has made it possible for families in nearly all income brackets to buy homes with comparatively low downpayments and monthly payments comparable to rent. The effectiveness of this mode of mortgage financing was initially demonstrated on a large scale by the home mortgage insurance operations of the Federal Housing Administration during the pre-World War II years. The FHA experience was undoubtedly instrumental in encouraging financial institutions to use the amortized mortgage in conventional mortgage lending, and in influencing the Congress to provide for this type of mortgage financing in the home-loan guaranty program of the Veterans Administration in 1944.

The Federal Housing Administration was established by the National Housing Act of 1934 for the twofold purpose of (1) encouraging improvement in housing standards and conditions and (2) contributing to the creation of a sound mortgage market. Under provisions of the Act, the FHA is authorized to insure lending institutions against loss on property improvement loans, home mortgages, and multifamily project mortgages when these transactions meet stipulated requirements.

Single-family home transactions have constituted the major part of FHA operations in practically every year of its existence.¹ During the 6 years (1949-54) of recordbreaking residential building, nearly a quarter of the privately owned single-family houses begun in nonfarm areas of the United States were FHA approved, and were subject to FHA compliance inspections during the course of construction. During the same period, mortgages on more than 700,000 existing home units were insured by FHA. Most of this FHA insurance was written under the provisions of Section 203 of the National Housing Act--FHA's major long-term home-mortgage program. Single-family structures predominated in these transactions--accounting for 96 to 99 percent of the total.

The FHA records of transactions under Section 203 provide information on the mortgage obligations assumed by an important segment of the country's homeowners, and describe some of the physical features of the homes they purchased. For both new- and existing-home transactions the 1949-54

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¹ Certain terms used in this article are in accordance with the following FHA definitions:

New home or new construction is applied only to those transactions in which plans and specifications were approved by FHA prior to start of construction, and in which FHA compliance inspections were made during the course of construction.

Existing home or existing construction is applied to properties on which construction was completed or underway at the time of application for FHA insurance.

Property value is an FHA estimate of price that typical borrowers would be warranted in paying for property (house, all other physical improvements, and land) for long-term use or investment, assuming buyers to be well informed and acting intelligently, voluntarily, and without necessity.

Mortgagor's annual income is an FHA estimate of the amount of mortgagor's earning capacity (before deductions for taxes) that is likely to prevail during the first third of the mortgage term.

Monthly mortgage payment includes monthly payment for the first year to principal, interest, real estate taxes, and special assessments (as estimated by FHA), and ground rent, if any.

Monthly housing expense includes the total monthly mortgage payment for the first year, monthly cost of maintenance and repairs, and regular operating expense items (water, gas, electricity, heating fuel), as estimated by FHA.

Market price of site is an estimate by FHA for an equivalent site including street improvements, utilities, rough grading, terracing, and retaining walls, if any.

Number of rooms excludes bathrooms, toilet compartments, closets, halls, storage, and similar spaces.

Calculated floor area is the area of spaces in the main building above basement or foundations, measured at the outside surfaces of exterior walls. Garage space, finished spaces in attic, and areas with ceiling heights of less than 5 feet are excluded.

trend generally has been toward larger, more expensive properties involving higher mortgage obligations and overall housing expenses. Concurrently, there has been an upward shift in the income level of these home buyers, so that the relationship of incomes to mortgage obligations and housing expenses has changed only slightly. Compared with new homes, existing-home transactions typically involved larger structures, and a higher level of property values, buyers' incomes, and housing expenses. Although median mortgage amounts were lower on existing than on new homes in each of the 6 years except 1953 and 1954, the mortgage payments on existing houses were consistently larger because of the shorter average duration of these mortgages.

In the period 1949 through 1954, the typical FHA new-home property value, mortgage amount, and monthly mortgage payment increased about a fourth. Housing expense registered a somewhat smaller increase of 16 percent, reflecting the relative stability in the trend of estimated operating costs and maintenance and repair expense. Median annual income of new-home buyers (before taxes) advanced nearly a third. The typical new 1954 home was about one-seventh larger in floor area than in 1949 and about one-tenth larger when measured by room-count.

The upward trend in financial characteristics of FHA existing-home transactions was even more pronounced, with an increase of about a third from 1949 to 1954 in the typical property value, mortgage amount, and monthly mortgage payment. The median income of mortgagors in this group rose 35 percent, and housing expense, 25 percent. The size of the typical existing home changed but slightly, however, as the calculated floor area was only 3 percent larger in 1954 than in 1949 and the number of rooms remained almost constant at 5.6.

The rise reported in property values, mortgage amounts, and mortgagor's income for FHA home transactions insured under Section 203 in 1949-54 occurred in a period of similar national trends in nonfarm family incomes and construction and land costs. In addition, the characteristics of FHA home-mortgage transactions reflected certain legislative developments during 1949-54, namely:

(1) Amendments to Section 203 of the National Housing Act in August 1948 and April 1950 increasing the maximum insurable amounts of mortgages on new-construction properties in the lower and middle price ranges and lengthening the maximum duration of the mortgages.²

(2) Credit restrictions imposed on residential mortgage financing during the period 1950-52, in conformance with Regulation X of the Federal Reserve Board, to conserve building materials needed for national defense and to curb inflationary tendencies during the Korean conflict.

Under these credit restrictions, required downpayments were raised substantially and the maximum term of the mortgage was reduced. As conditions permitted, Regulation X requirements were modified, with almost complete relaxation of controls occurring in September 1952. All remaining restrictions were lifted in April 1953.³

Financial Characteristics of New-Home Transactions

The more favorable financing terms for lower price properties, authorized by the 1948 and 1950 amendments to the Housing Act, are evident in the characteristics of the new-home transactions insured under Section 203 in 1949 and 1950. The typical property in the 1949 transactions had an FHA-estimated value of \$8,500, or about 3 percent less than in 1948; the median property value in 1950 declined still further to \$8,300, or 5 percent below the 1948 level. The 1949 decline also reflects the increasing use of Section 203 for financing new construction transactions of the type that had been previously insured under Section 603 of the veterans housing program which expired in April

² Amendments under the Housing Act of 1954, enacted in August, had practically no effect on the transactions insured in 1954. In analyzing the trends in the characteristics of FHA-insured mortgages and the properties securing them, it must be noted that a sizable proportion of the transactions insured in any 1 year were actually approved for FHA insurance (covered by commitments issued) and started in the previous year. This is due to the seasonality of construction starts, the lag between the time of FHA commitment and FHA insurance endorsement, and the fact that the sample selected for study each year is usually taken from mortgages insured in the first 10 or 11 months of the year.

³ During the period of credit controls, the maximum loan amounts, loan-value ratios, and durations applicable to FHA transactions were the smaller of those specified in either Regulation X or the FHA administrative rules.

1948. In contrast with the decrease in property values, the median mortgage rose slightly in 1949, and remained at about \$7,100 in 1950—slightly higher than the \$7,050 median in 1948. In line with this development and reflecting legislative changes, median ratios of loan to value rose from 81 percent in 1948 to 87 percent in 1949, and to 88 percent in 1950.

Mortgage durations, reacting to the amendments of 1948 and 1950, increased to an average of nearly 23 years in 1949 and 24 years in 1950, or 3 and 4 years longer, respectively, than the 1948 average. With longer repayment periods, typical monthly mortgage payments in 1949 and 1950 were 4 and 7 percent lower, respectively, than in 1948. As a consequence of reduced downpayment and monthly-payment requirements, it was possible for more families in lower and moderate income brackets to purchase homes under the FHA plan. New-home buyers in the 1949-50 transactions had median incomes of about \$3,900, or 3 percent below the 1948 median.

TABLE 1.—FINANCIAL CHARACTERISTICS¹ OF 1-FAMILY HOME MORTGAGE TRANSACTIONS INSURED UNDER SECTION 203, 1949-54

Financial characteristics	1949	1950	1951	1952	1953	1954
NEW HOMES:						
Mortgagor's income	\$3,880	\$3,861	\$4,225	\$4,811	\$4,880	\$5,139
Property value	8,502	8,286	9,007	10,022	10,140	10,678
Mortgage amount	7,143	7,101	7,586	8,273	8,555	8,862
Loan-value ratio	87.3	88.0	86.5	83.7	86.5	85.3
Mortgage term (years)	22.8	24.1	23.4	21.7	22.2	22.9
Monthly mortgage payment ..	\$55.59	\$54.31	\$58.84	\$64.16	\$65.95	\$68.62
Monthly housing expense	76.71	75.41	77.90	83.16	85.11	88.91
EXISTING HOMES:						
Mortgagor's income	4,219	4,274	4,726	4,938	5,396	5,696
Property value	8,700	8,865	9,843	10,289	11,061	11,549
Mortgage amount	6,778	6,801	7,448	8,047	8,623	9,030
Loan-value ratio	78.0	77.8	76.6	77.9	78.3	78.5
Mortgage term (years)	19.8	20.2	21.1	19.7	19.9	20.1
Monthly mortgage payment ..	\$56.12	\$56.65	\$61.57	\$65.08	\$70.84	\$74.34
Monthly housing expense	78.20	78.99	84.70	86.63	93.25	97.41

¹ All data are medians except mortgage term which is arithmetic mean.

Credit restrictions imposed on residential mortgage financing in the summer and fall of 1950, following the outbreak of the Korean conflict, had little or no effect on the FHA mortgages insured in that year. Very few of the mortgage applications submitted after imposition of these restrictions would have reached insured case status during 1950.

The influence of credit limitations on new-home transactions insured in 1951 and 1952 is revealed by a decline in median loan-value ratios (from 88 percent in 1950 to 84 percent in 1952) and a curtailed mortgage duration (from 24 years in 1950 to 22 years in 1952). An interesting development occurred during the period of credit regulations. On FHA-insured transactions, the property values, mortgage amounts, and mortgagors' incomes continued to rise, and at a faster rate than the overall rise in residential construction costs, average nonfarm mortgage amounts, and median incomes of nonfarm families. From 1950 to 1952, the median value of FHA properties increased 21 percent compared with an 11-percent rise in the Boeckh Index of residential construction costs; the median FHA mortgage amount increased about 17 percent as against 12 percent in the average amount of nonfarm mortgages of \$20,000 or less; and the typical FHA mortgagor's income was up a fourth, or about twice the 13-percent rise in the median income of nonfarm families covered in the Federal Reserve Board's Survey of Consumer Finances. Apparently the larger downpayments and higher monthly payments (owing to shorter amortization periods) required under credit controls tended to narrow the market, so far as FHA-insured transactions were concerned, to home buyers with incomes (and savings) somewhat higher than those of typical FHA home buyers in previous years.

Reflecting the September 1952 relaxation and April 1953 suspension of credit controls, the median ratio of loan to value for FHA-insured new homes increased from 84 percent in 1952 to about 87 percent in 1953, along with a 3-percent rise in the mortgage amount and very little change in property value. Only minor changes occurred in other financial characteristics of these new homes (table 1).

In 1954, mortgagor's income, property value, mortgage amount, monthly payment, and housing expense all rose to new levels. The median loan-to-value ratio on new homes declined from 1953, however, to 85 percent in 1954. This reflected the increased proportion of more expensive properties for which the loan-value ratios were lower, and also the generally tight credit conditions prevailing during late 1953 and early 1954. Virtually none of the new-home transactions insured in 1954 were affected by the liberalized mortgage-loan provisions of the Housing Act of 1954, enacted in August of that year, since most of these transactions were subject to prior provisions.

Rising incomes helped families to improve their housing status, either by moving into houses from other types of quarters or by buying larger homes, homes in more desirable locations, or homes with more conveniences. This growing demand for houses increased competition among builders for the limited supply of desirable sites and resulted in rising costs of raw land and higher development costs. Rising land costs, coupled with increased construction cost, undoubtedly helped influence the upward trend observed in property values in FHA transactions.

Size of New Houses

The effects of legislative changes in 1948 and 1950 to encourage construction of low-cost housing were reflected also in the size of new homes covered by FHA insured mortgages in 1949-50. The typical new Section 203 home in those 2 years had 4.9 rooms and a floor area of approximately 840 square feet, or 9 and 8 percent, respectively, less than the 1948 medians.

TABLE 2.—NUMBER OF ROOMS IN 1-FAMILY HOMES SECURING FHA MORTGAGES INSURED UNDER SECTION 203, 1949-54

Room count	1949	1950	1951	1952	1953	1954
New homes: percent distribution						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
4 rooms ¹	52.8	56.0	43.8	37.9	37.4	24.7
5 rooms.....	32.5	31.9	39.3	43.3	48.2	57.1
6-or-more rooms.....	14.7	12.1	16.9	18.8	14.4	18.2
Median number of rooms..	(4.9)	(4.9)	(5.2)	(5.3)	(5.3)	(5.4)
Existing homes: percent distribution						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
4 rooms.....	29.3	29.1	27.6	29.4	28.2	24.9
5 rooms.....	36.1	34.9	36.1	37.9	39.0	38.7
6-or-more rooms.....	34.6	36.0	36.3	32.7	32.8	36.4
Median number of rooms..	(5.6)	(5.6)	(5.6)	(5.5)	(5.6)	(5.6)

¹ Includes a very small proportion of 3-room structures.

Since 1950 there has been a slow but steady increase in the room-count of the typical new FHA home. The homes purchased by buyers who had sufficient savings and incomes to qualify for FHA-insured mortgages under Regulation X were not only more expensive, but had more rooms and more floor space. Another factor probably influencing the recent trend toward larger houses among FHA mortgagors is the general increase in the size of the typical home-buying family, in line with the high postwar birthrate. Moreover, the 1950 amendments to Section 203, providing for additional mortgage amounts on structures with 3 and 4 bedrooms, probably encouraged the construction of more spacious homes.

The extent of the shifts toward larger homes, with more bedrooms, is shown in tables 2, 3, and 4. The smaller new houses (4 rooms or less) declined in importance from more than half the total in 1949-50 to less than a fourth in 1954. During the same period, the number of new 5-room houses increased from about a third to almost three-fifths of the total. The proportion of houses with six or more rooms varied over these years, but at no time amounted to as much as a fifth.

The shift in preference from new homes with 4 rooms or less to those with at least 5 rooms stems primarily from home buyers' demand for more bedrooms. Between 1951 and 1954, the proportion

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of new 2-bedroom houses dropped significantly, whereas the ratio of 3-bedroom structures rose markedly from 45 to 65 percent of total. There was also a notable gain in the proportion of new houses with four or more bedrooms.

TABLE 3.—NUMBER OF BEDROOMS IN 1-FAMILY HOMES SECURING FHA MORTGAGES INSURED UNDER SECTION 203, 1951-54¹

Bedroom count	1951	1952	1953	1954
New homes: percent distribution				
Total.....	100.0	100.0	100.0	100.0
2 bedrooms ²	54.2	41.5	44.1	29.4
3 bedrooms.....	44.7	57.5	53.7	65.0
4-or-more bedrooms.....	1.1	1.0	2.2	5.6
Median number of bedrooms.....	(2.9)	(3.1)	(3.1)	(3.3)
Existing homes: percent distribution				
Total.....	100.0	100.0	100.0	100.0
2 bedrooms ²	46.4	47.2	49.6	45.8
3 bedrooms.....	44.6	45.2	44.0	46.7
4-or-more bedrooms.....	9.0	7.6	6.4	7.5
Median number of bedrooms.....	(3.1)	(3.1)	(3.0)	(3.1)

¹ Data not available for 1949-50.

² Includes a very small proportion of 1-bedroom structures.

The distributions of floor area in new 1-family FHA homes (table 4) tend to reflect the shifts in room- and bedroom-count distributions. Since 1949, the proportion of new homes with less than 800 square feet declined from 38 to 14 percent, and larger houses were favored, particularly those with a floor-area range of 800-999 square feet and 1,000-1,199 square feet. The trend for houses with 1,200 or more square feet moved similarly to that for houses with six or more rooms.

TABLE 4.—FLOOR AREA OF 1-FAMILY HOMES SECURING FHA MORTGAGES INSURED UNDER SECTION 203, 1949-54

Floor area	1949	1950	1951	1952	1953	1954
New homes: percent distribution by floor area (sq. ft.)						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
Less than 800 square feet..	37.6	38.7	28.2	21.7	22.3	13.9
800-999 square feet	36.7	38.4	39.4	40.1	42.7	43.6
1,000-1,199 square feet	15.6	15.2	21.9	26.3	25.6	29.8
1,200-or-more square feet ..	10.1	7.7	10.5	11.9	9.4	12.7
Median floor area (sq. ft.)	(841)	(838)	(879)	(923)	(924)	(961)
Existing homes: percent distribution by floor area (sq. ft.)						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
Less than 800 square feet..	18.4	18.2	16.6	18.2	16.9	15.6
800-999 square feet	31.3	30.6	31.1	32.8	31.4	29.5
1,000-1,199 square feet	21.4	21.0	22.8	23.5	24.3	23.8
1,200-or-more square feet ..	28.9	30.2	29.5	25.5	27.4	31.1
Median floor area (sq. ft.)	(1,001)	(1,006)	(1,011)	(992)	(1,008)	(1,035)

Comparison of New and Existing Homes

Compared with its new-home counterpart, the typical FHA existing-home transaction in the 1949-54 period involved a larger, more expensive house and a site with a higher market price. Because of its shorter duration, the existing-home mortgage required a slightly higher monthly payment even though in most years it was smaller than the new-home mortgage. The average purchaser of an existing home was in a somewhat higher income level and made a larger downpayment, so that the mortgage

represented a smaller proportion of the property value and the monthly payment a slightly smaller proportion of the mortgagor's income than was the case with the new-home buyer.

In contrast with the new houses, existing homes followed about the same size pattern throughout the 1949-54 period. The room-count of the typical FHA existing home was virtually unchanged at about 5.6 rooms, with 3 bedrooms. A much higher proportion of existing homes had four or more bedrooms than did new homes, and the older properties showed a consistently larger floor area. Presumably, many of the larger size families who could not afford the higher prices of the more spacious new homes met their space requirements by purchasing less expensive existing properties. The differences between the new and older homes in room count and floor area narrowed with the increase in size of the new homes built since 1950.

The higher level of values for existing as compared with new homes may be attributable to a variety of legislative, economic, and administrative factors. The principal factors affecting the comparative property values of new and existing homes included in FHA-insured mortgages in the 1949-54 period are summarized as follows:

Legislative changes in the new-home provisions of Section 203 during these years tended to encourage construction of new homes in the low and moderate price ranges. The financing of these transactions was aided considerably by the mortgage purchase programs of the Federal National Mortgage Association.

The strong demand for mortgage funds during the building boom permitted lending institutions to be selective and to take the mortgages assuring the highest yields, i.e., those on which interest payments exceeded servicing costs by the widest margins. With servicing costs about the same regardless of the size of mortgage, the highest yields would come from the largest mortgages, which in FHA existing-home transactions were generally secured by properties in the higher value brackets. Moreover, on the existing properties with lower values and mortgages, lending institutions found conventional financing more attractive than FHA-insured financing because of the frequently higher return on the former.

For properties involving mortgages of less than \$10,000, more favorable FHA-insured financing was available if plans and specifications were approved by FHA prior to the start of construction, and compliance inspections were made during the course of construction. Since this procedure during construction offered no financial advantages to builders and buyers of more expensive properties with larger mortgages, there was an increasing tendency to arrange for FHA financing of these properties after completion of construction. Such properties, even though newly built, are classified by FHA as existing construction. Studies of the existing construction cases insured in 1953 and 1954 revealed that two-fifths of those with mortgages of \$10,000 or more were recently built, compared with about half that proportion in the lower mortgage ranges.

The strong demand and resultant high market prices for all types of housing during 1949-54 minimized the effect of depreciation on the values of the FHA older properties. For many of these houses, the high values reflected not only size but location. In contrast with many homes in newly developed subdivisions, the older homes were in fully developed neighborhoods closer to the centers of the cities, with better shopping, transportation, and community facilities.

Outlook for Construction in 1956

New construction expenditures may reach a record-breaking total of \$44 billion in 1956, 5 percent above the \$42-billion peak indicated for 1955. Substantial gains are anticipated in private nonresidential and public construction. New housing is expected to continue at a high level, although slightly below the 1955 volume.

The 1956 estimates are based on the assumption of a moderate increase in overall economic activity. They reflect also the tremendous volume of construction now in progress, much of which will be carried over into the new year. Construction costs are expected to continue to rise moderately. Increased plant capacity and rising productivity will prevent all but minor or spot material shortages. Investment funds were assumed to be adequate to underwrite the estimated level of both private and public construction.

Private construction outlays in 1956 are set only slightly above the record total of \$30 billion expected this year, after the sharpest rise in private construction activity since the 1949-50 construction boom. On the other hand, public construction, which has been advancing more slowly than private work in recent years--less than 5 percent annually--is likely to increase by 10 percent in 1956 to a little more than \$13 billion. Although substantial, this rise over the year is less than the annual buildup during the defense period 1950-52.

Private Construction

Substantial advances in most types of nonresidential building, particularly for expansion of industrial and commercial facilities, is expected to result in a 1956 increase in new private construction despite an anticipated decline in outlays for new housing.

The expected \$400 million rise in industrial building next year will follow a similar rise between 1954 and 1955, and bring the total dollar volume for this type of work to a record \$2.8 billion. One of the reasons for rapid expansion of plant facilities is the dramatic rise in industrial production this year--14 percent--and the expectation of further gains in 1956. Besides, industries by and large are showing favorable profit positions and excellent long-range market prospects. Some of the anticipated construction increases will be in the nature of plant modernization to cut costs and keep pace with technological change. Major plant expansion is expected in the stone, clay, and glass industries that produce construction materials such as cement, brick, ceramic tile, and window glass, as well as in such important industry groups as chemicals, automobiles, basic steel, metal products, and electrical machinery and equipment.

Commercial building of all kinds is expected to rise substantially for the fourth successive year, to nearly \$3.5 billion, or 14 percent more than the dollar volume indicated for 1955, and 57 percent above the 1954 figure. New shopping, service, and office facilities have followed the development and growth of new residential communities in the suburbs, and the huge volume of residential building since the war. The number of shopping centers in suburban and outlying areas is increasing not only to serve suburban populations, but also city and country dwellers, because of their easy access by automobile on new connecting highways. Mounting retail sales and disposable personal income, as well as population trends, have been encouraging investment in new trade and service facilities and in the modernization of city stores. Good business is influencing a continuing uptrend in office building also, including both the larger structures inside the cities, as well as the branch-type buildings in the suburbs.

Religious building should reach \$850 million in 1956 to set another new record. Churches in old established areas have become remote from many of their congregations as the suburban movement continues. In the outlying areas, the newer religious buildings are becoming too small to accommodate the increasing population. These influences, plus generally rising incomes that help finance building programs, are a spur to the rapid expansion of religious facilities.

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Spending for most other types of private nonresidential construction is expected to continue at about the 1955 rate. Hospital building in 1956 will remain at about 15 percent below the postwar peak in 1951. Private school building will be maintained at about the record levels of 1954-55.

NEW CONSTRUCTION IN CONTINENTAL UNITED STATES, 1953-55 AND OUTLOOK FOR 1956¹

(Value, in millions of dollars)

Type of construction	1953	1954	1955	1956	Percent change, 1955-56
Total new construction	35,271	37,577	42,000	44,000	+ 5
Private construction	23,877	25,768	30,000	30,850	+ 3
Residential building (nonfarm)	11,930	13,496	16,345	16,200	- 1
New dwelling units	10,555	12,070	14,765	14,300	- 3
Additions and alterations	1,108	1,130	1,250	1,500	+20
Nonhousekeeping	267	296	330	400	+21
Nonresidential building (nonfarm)	5,680	6,250	7,630	8,700	+14
Industrial	2,229	2,030	2,400	2,800	+17
Commercial	1,791	2,212	3,045	3,475	+14
Warehouses, office and loft buildings	739	958	1,125	1,225	+ 9
Stores, restaurants and garages	1,052	1,254	1,920	2,250	+17
Other nonresidential building	1,660	2,008	2,185	2,425	+11
Religious	472	593	740	850	+15
Educational	426	529	500	525	+ 5
Social and recreational	163	228	245	275	+12
Hospital and institutional	317	337	350	350	0
Miscellaneous	282	321	350	425	+21
Farm construction	1,731	1,560	1,400	1,350	- 4
Public utilities	4,416	4,341	4,465	4,450	(2)
Railroads	442	353	340	400	+18
Telephone and telegraph	615	655	700	775	+11
Other public utilities	3,359	3,333	3,425	3,275	- 4
Local transit	30	25	25	25	0
Pipelines	271	300	325	350	+ 8
Electric light and power	1,829	1,900	1,800	1,700	- 6
Gas	1,229	1,108	1,275	1,200	- 6
All other private	120	121	160	150	- 6
Public construction	11,394	11,809	12,000	13,150	+10
Residential building	556	336	250	275	+10
Nonresidential building	4,346	4,641	4,220	4,225	(2)
Industrial	1,771	1,506	705	475	-33
Educational	1,714	2,134	2,450	2,700	+10
Hospital and institutional	365	365	330	275	-17
Other nonresidential building	496	636	735	775	+ 5
Military facilities	1,307	1,030	1,320	1,500	+14
Highways	3,160	3,750	4,100	4,600	+12
Sewer and water	883	982	1,080	1,200	+11
Miscellaneous public-service enterprises	200	218	280	500	+79
Conservation and development	830	704	600	675	+13
All other public	112	148	150	175	+17

¹ Joint estimates of the U. S. Department of Labor and the U. S. Department of Commerce.

² Change of less than one-half of 1 percent.

Likewise, construction of public utility facilities will stabilize at about this year's expected new high. A drop in outlays for gas and electric power and light facilities follows a long expansion program. Although construction of telephone and telegraph facilities has risen steadily since the end of World War II, the outlook is for a continued increase in 1956. The railroads appear to be in a new phase of expanding construction activity, after a decline in construction outlays between 1953 and 1955. A reduction in farm construction is anticipated, chiefly because of recent declines in total farm income.

Residential Building

The value of private nonfarm residential construction is expected to remain near the 1955 level of more than \$16 billion in the coming year. A small decrease in the dollar volume of new homebuilding (3 percent) will be almost offset by greater outlays for additions and alterations to older homes and for construction of motels and other nonhousekeeping residential buildings. Expenditures for new housing will reflect a continuing trend toward larger homes with more quality features, as well as moderately higher construction costs, so that dollar outlays will not drop as much as housing starts.

Private nonfarm housing starts in 1956 are estimated at about 1,200,000 units--100,000 fewer than in 1955 and 200,000 less than the 1950 peak. Basically, this comparatively high level of homebuilding in 1956 results from the widespread demand for better housing in prosperous times, a large volume of retirements from the housing supply (demolished, abandoned, or converted units), as well as from population increase and mobility, accompanied by a relatively low vacancy rate.

The millions of World War II veterans still eligible for GI home loans constitute an additional support for housing demand in 1956. Many of these veterans are expected to exercise their privileges before the expiration date in July 1957.

The decline in housing starts predicted for 1956 in spite of these strong demand factors had its origin this year, when funds became relatively scarce for long-term, low-downpayment mortgages at low interest rates, thus affecting the financing of homes to be started early next year. Voluntary curtailment of mortgage credit, largely because of increasing competition for money, was reinforced by (1) a rise in the rediscount rate of member banks on money borrowed from their district banks in the Federal Reserve System; (2) a new restriction on borrowing by savings and loan associations from their district home loan banks for new mortgage commitments; and (3) a small rise in downpayment requirements and a decrease in the maximum maturity of mortgage loans on FHA- and VA-assisted housing, thus eliminating no-downpayment, 30-year loans. The full effect of the latter actions is likely to be felt in 1956.

Public Construction

The outlook for public construction in 1956 is for a rise of about 10 percent above 1955 expenditures, with gains in all major categories. During the post-World War II period, State and local governments have been faced with a growing backlog of construction needs despite increasing outlays for new projects.¹ Requirements are especially pressing for highways, schools, and sewer and water facilities. It is estimated that these three types of facilities will account for fully three-fourths of the rise in public construction expenditures in 1956, and each will reach a new record level.

Stimulated by larger authorizations for Federal aid, and a probable increase in toll-road construction, expenditures for new highways are expected to increase by a half-billion dollars in 1956, to \$4.6 billion. Although a new high mark, this level of expenditures is only half of the estimated annual requirements during the next decade. Likewise the 10-percent rise in public school construction to a record \$2.7 billion in 1956, will fall far short of requirements. The backlog of needs for construction of sewer and water facilities is about \$2.5 billion a year during the next 10 years, more than double the unprecedented expenditure of \$1.2 billion anticipated for 1956. It is expected that next year's record levels of these three types of work will be financially feasible because of continuing high revenues, a large volume of election approvals of bond issues this year,² and continuing Federal aid for State and local planning of public works.

Federal spending for military facilities will rise sharply to \$1.5 billion in 1956, chiefly because of construction of airfields and related installations of the Air Force, and expansion of naval establishments. The 1956 level of military construction will exceed the rate attained during the Korean conflict in 1952.

¹ See Requirements for State and Local Public Works, in May 1955 Construction Review, and also Manpower Impact of the Proposed \$101 Billion Highway Program in the February 1955 issue, and Construction Requirements for Water and Sewerage Works in the March 1955 issue.

² Although about two-thirds of the volume of bonds up for approval were defeated in November 1955 elections, total election approvals this year will probably reach about \$2.4 billion, second only to the 1954 record, when \$2.8 billion were approved.

Conservation and development work is expected to increase about 13 percent in 1956, reversing a generally downward trend since 1950. The upturn is due to work on the St. Lawrence Seaway and increased appropriations to the Corps of Engineers (for new flood control and navigation projects) and to the Bureau of Reclamation (for new irrigation projects).

The half-billion dollars to be spent on State and locally owned miscellaneous public service enterprises in 1956 will surpass the 1955 record by almost 80 percent. Large new power plants on the West Coast, together with power and other facilities in connection with the St. Lawrence Seaway, will be responsible for the unusually large rise.

Expenditures for public housing should rise a little, after dropping in 1955 to the lowest level since 1948. More than half of the 1956 total represents a carryover of work on projects already begun, and the remainder, the start of new projects.

The only types of construction for which public spending is expected to decline in 1956 are hospital building and Federal industrial building. The 33-percent drop in the latter is influenced by the approaching completion of the current program for construction of atomic energy facilities.

HEALTH AND INSURANCE PLANS UNDER COLLECTIVE BARGAINING, 1954

Health and insurance plans established through collective bargaining are described in a bulletin recently published by the Labor Department's Bureau of Labor Statistics. It is estimated that more than 11.5 million workers in various industries were so covered at the end of 1954, including manufacturers of construction materials and segments of the construction industry itself. This bulletin gives detailed information on 100 selected plans that cover large numbers of workers or illustrate different approaches to health and insurance coverage. Facts by industry and firm are given on eligibility requirements; life insurance; benefits for accidental death and dismemberment, accident and sickness, hospitalization, surgery, and medical care; extension of benefits to dependents and to retired employees and their dependents; and financing methods. State disability laws which affect some of the plans are summarized, as are three local prepaid medical-care programs.

The 208-page report, *Digest of One-Hundred Selected Health and Insurance Plans Under Collective Bargaining, 1954* (BLS Bull. 1180), is for sale at \$1 a copy. Orders may be sent, accompanied by check or money order, to the Superintendent of Documents, Washington 25, D.C., or to Bureau of Labor Statistics Regional Offices at Boston, Chicago, New York, or San Francisco. (See inside front cover of *Construction Review* for complete addresses of these Regional Offices.)

Part I--Construction Put in Place

Table 1.--New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1955		1954	First 10 months		Oct. 1955 from--		First 10 months, 1954-55
	Oct.	Sept.*	Oct.	1955*	1954	Sept. 1955	Oct. 1954	
TOTAL NEW CONSTRUCTION	3,903	4,048	3,503	35,296	31,156	- 4	+11	+13
PRIVATE CONSTRUCTION	2,724	2,805	2,420	25,061	21,147	- 3	+13	+19
Residential building (nonfarm).....	1,455	1,517	1,321	13,732	10,945	- 4	+10	+25
New dwelling units.....	1,315	1,370	1,195	12,400	9,745	- 4	+10	+27
Additions and alterations.....	109	116	102	1,061	948	- 6	+ 7	+12
Nonhousekeeping.....	31	31	24	271	252	0	+29	+ 8
Nonresidential building.....	730	719	554	6,239	5,134	+ 2	+32	+22
Industrial.....	220	211	170	1,945	1,668	+ 4	+29	+17
Commercial.....	311	308	202	2,486	1,817	+ 1	+54	+37
Warehouses, office and loft buildings.....	105	101	89	910	781	+ 4	+18	+17
Stores, restaurants, and garages.....	206	207	113	1,576	1,036	(1)	+82	+52
Other nonresidential building.....	199	200	182	1,808	1,649	- 1	+ 9	+10
Religious.....	69	70	59	608	477	- 1	+17	+27
Educational.....	45	45	49	412	436	0	- 8	- 6
Hospital and institutional.....	30	31	29	295	279	- 3	+ 3	+ 6
Social and recreational.....	22	22	22	203	188	0	0	+ 8
Miscellaneous.....	33	32	23	290	269	+ 3	+43	+ 8
Farm construction.....	113	137	126	1,224	1,361	-18	-10	-10
Public utility.....	415	420	407	3,726	3,610	- 1	+ 2	+ 3
Railroad.....	32	34	38	281	297	- 6	-16	- 5
Telephone and telegraph.....	60	65	56	585	549	- 8	+ 7	+ 7
Other public utility.....	323	321	313	2,860	2,764	+ 1	+ 3	+ 3
All other private.....	11	12	12	140	97	- 8	- 8	+44
PUBLIC CONSTRUCTION	1,179	1,243	1,083	10,235	10,009	- 5	+ 9	+ 2
Residential building.....	21	21	23	218	292	0	- 9	-25
Nonresidential building.....	351	373	390	3,617	3,924	- 6	-10	- 8
Industrial.....	42	42	105	650	1,300	0	-60	-50
Educational.....	212	223	193	2,058	1,768	- 5	+10	+16
Hospital and institutional.....	28	33	31	285	312	-15	-10	- 9
Other nonresidential building.....	69	75	61	624	544	- 8	+13	+15
Military facilities.....	134	131	101	1,074	847	+ 2	+33	+27
Highway.....	475	510	389	3,535	3,216	- 7	+22	+10
Sewer and water.....	97	100	88	916	822	- 3	+10	+11
Public service enterprises.....	32	36	19	236	187	-11	+68	+26
Conservation and development.....	54	56	61	507	594	- 4	-11	-15
All other public.....	15	16	12	132	127	- 6	+25	+ 4

Source: Departments of Commerce and Labor.
of less than one-half of 1 percent.

* Revisions in data for January-September 1955 are included in this issue.

¹ Change

NOTE: For all the statistical series shown in Construction Review, data for the latest months or quarter, and the most recent year, are subject to revision.

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Table 2.—New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1954			1955*									
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.
TOTAL NEW CONSTRUCTION..	3,503	3,329	3,092	2,814	2,699	2,990	3,282	3,604	3,881	4,020	4,055	4,048	3,903
PRIVATE CONSTRUCTION	2,420	2,358	2,263	2,072	2,003	2,194	2,366	2,545	2,731	2,807	2,814	2,805	2,724
Residential building													
(nonfarm).....	1,321	1,293	1,258	1,122	1,049	1,185	1,319	1,430	1,544	1,570	1,541	1,517	1,455
New dwelling units	1,195	1,175	1,150	1,030	960	1,085	1,190	1,270	1,380	1,410	1,390	1,370	1,315
Additions and alterations....	102	96	86	71	68	79	106	133	133	127	119	116	109
Nonhousekeeping.....	24	22	22	21	21	21	23	27	31	33	32	31	31
Nonresidential building	554	564	552	542	549	559	562	590	634	666	688	719	730
Industrial	170	178	184	186	187	186	184	183	189	196	203	211	220
Commercial.....	202	203	192	188	199	208	213	234	259	277	289	308	311
Warehouses, office and													
loft buildings	89	90	87	84	83	82	84	88	90	94	99	101	105
Stores, restaurants,													
and garages	113	113	105	104	116	126	129	146	169	183	190	207	206
Other nonresidential bldg. ..	182	183	176	168	163	165	165	173	186	193	196	200	199
Religious	59	59	57	55	53	53	54	58	62	66	68	70	69
Educational	49	48	45	42	39	41	40	37	39	41	43	45	45
Hospital & institutional ..	29	29	29	28	28	28	28	30	30	31	31	31	30
Social and recreational....	22	21	19	18	17	16	17	20	24	24	23	22	22
Miscellaneous	23	26	26	25	26	27	26	28	31	31	31	32	33
Farm construction	126	106	93	92	95	103	114	131	141	148	150	137	113
Public utility	407	383	348	302	297	333	357	378	396	407	421	420	415
Railroad	38	28	28	20	19	25	28	29	30	31	33	34	32
Telephone and telegraph ...	56	55	51	50	50	55	55	60	60	65	65	65	60
Other public utility	313	300	269	232	228	253	274	289	306	311	323	321	323
All other private	12	12	12	14	13	14	14	16	16	16	14	12	11
PUBLIC CONSTRUCTION.....	1,083	971	829	742	696	796	916	1,059	1,150	1,213	1,241	1,243	1,179
Residential building	23	22	22	22	21	23	22	23	21	22	21	21	21
Nonresidential building	390	366	351	342	320	349	361	374	382	386	379	373	351
Industrial	105	104	102	90	76	77	71	71	68	63	50	42	42
Educational	193	185	181	182	178	190	202	211	217	220	223	223	212
Hospital and institutional ..	31	28	25	25	22	27	28	28	30	32	32	33	28
Other nonresidential bldg. ..	61	49	43	45	44	55	60	64	67	71	74	75	69
Military facilities	101	95	88	78	77	82	98	106	119	121	128	131	134
Highway	389	320	214	155	150	190	270	375	430	480	500	510	475
Sewer and water	88	83	77	76	70	81	88	96	99	104	105	100	97
Public service enterprises.....	19	16	15	13	11	14	16	20	27	31	36	36	32
Conservation and													
development	61	58	52	45	38	45	48	53	56	56	56	56	54
All other public	12	11	10	11	9	12	13	13	14	14	15	16	15

Source: Departments of Commerce and Labor.

* Revisions in data for January-September are included in this issue.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. New England
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont
2. Middle Atlantic
New Jersey
New York
Pennsylvania

NORTH CENTRAL

3. E. N. Central
Illinois
Indiana
Michigan
Ohio
Wisconsin
4. W. N. Central
Iowa
Kansas
Minnesota
Missouri
Nebraska
North Dakota
South Dakota

SOUTH

5. S. Atlantic
Delaware
Dist. of Col.
Florida
Georgia
Maryland
N. Carolina
S. Carolina
Virginia
W. Virginia
6. E. S. Central
Alabama
Kentucky
Mississippi
Tennessee
7. W. S. Central
Arkansas
Louisiana
Oklahoma
Texas

WEST

8. Mountain
Arizona
Colorado
Idaho
Montana
Nevada
New Mexico
Utah
Wyoming
9. Pacific
California
Oregon
Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent.

NORTH CENTRAL—29.0 percent.

SOUTH—27.7 percent.

WEST—13.8 percent.

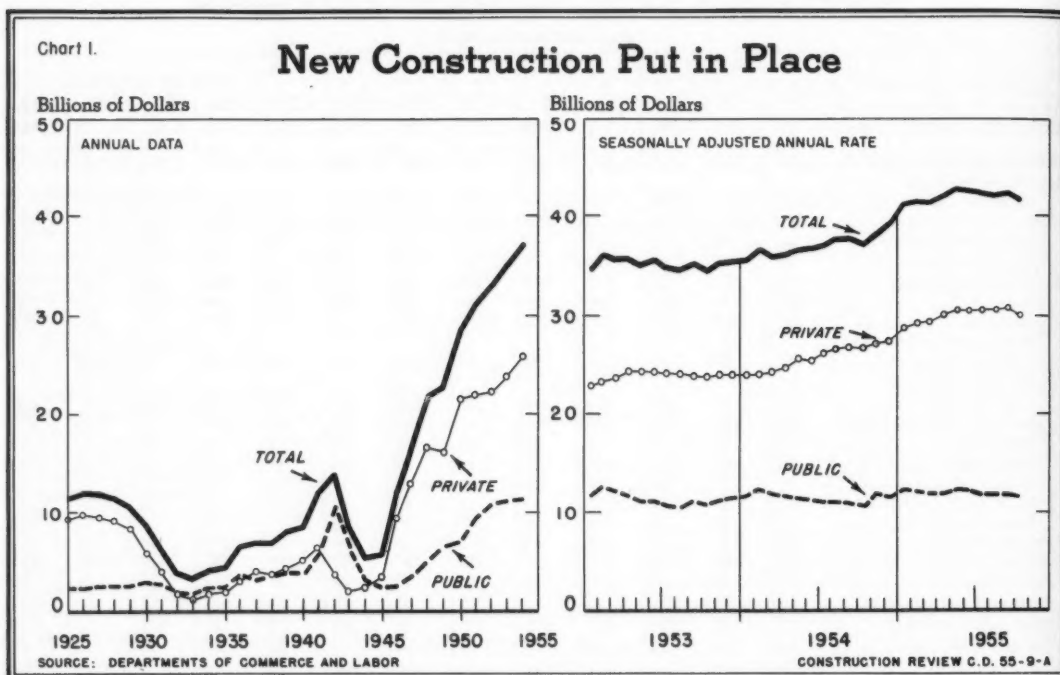


Table 3.--New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1954	1955*						1953	1954
	Oct.	May	June	July	Aug.	Sept.	Oct.	1953	1954
TOTAL NEW CONSTRUCTION	37,632	42,912	42,768	42,492	42,288	42,432	41,760	35,271	37,577
PRIVATE CONSTRUCTION	26,856	30,636	30,552	30,672	30,612	30,756	30,156	23,877	25,768
Residential building (nonfarm)	14,520	17,016	17,028	16,992	16,680	16,572	15,888	11,930	13,496
Nonresidential building	6,300	7,524	7,476	7,656	7,932	8,208	8,316	5,680	6,250
Industrial	1,980	2,292	2,364	2,424	2,460	2,484	2,568	2,229	2,030
Commercial	2,316	2,976	2,940	3,024	3,312	3,540	3,564	1,791	2,192
Warehouses, office and loft buildings	1,032	1,152	1,152	1,140	1,152	1,176	1,212	739	958
Stores, restaurants, and garages.....	1,284	1,824	1,788	1,884	2,160	2,364	2,352	1,052	1,254
Other nonresidential building	2,004	2,256	2,172	2,208	2,160	2,184	2,184	1,660	2,008
Farm construction	1,512	1,428	1,404	1,392	1,380	1,368	1,356	1,731	1,560
Public utility	4,368	4,488	4,488	4,476	4,476	4,464	4,452	4,416	4,341
All other private	156	180	156	156	144	144	144	120	121
PUBLIC CONSTRUCTION	10,776	12,276	12,216	11,820	11,676	11,676	11,604	11,394	11,809
Residential building	252	264	264	240	240	228	240	556	336
Nonresidential building	4,356	4,344	4,356	4,128	4,008	4,056	3,924	4,346	4,641
Military facilities	1,044	1,320	1,404	1,344	1,308	1,320	1,404	1,307	1,030
Highway	3,192	4,200	4,056	4,032	3,984	3,912	3,888	3,160	3,750
Sewer and water	960	1,116	1,092	1,044	1,068	1,068	1,068	883	982
Public service enterprises.....	216	228	264	288	336	372	360	200	218
Conservation and development	612	660	636	600	576	552	540	830	704
All other public	144	144	144	144	156	168	180	112	148

Source: Departments of Commerce and Labor.

* Revisions in data for January through September are included in this issue.

Table 4.--New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

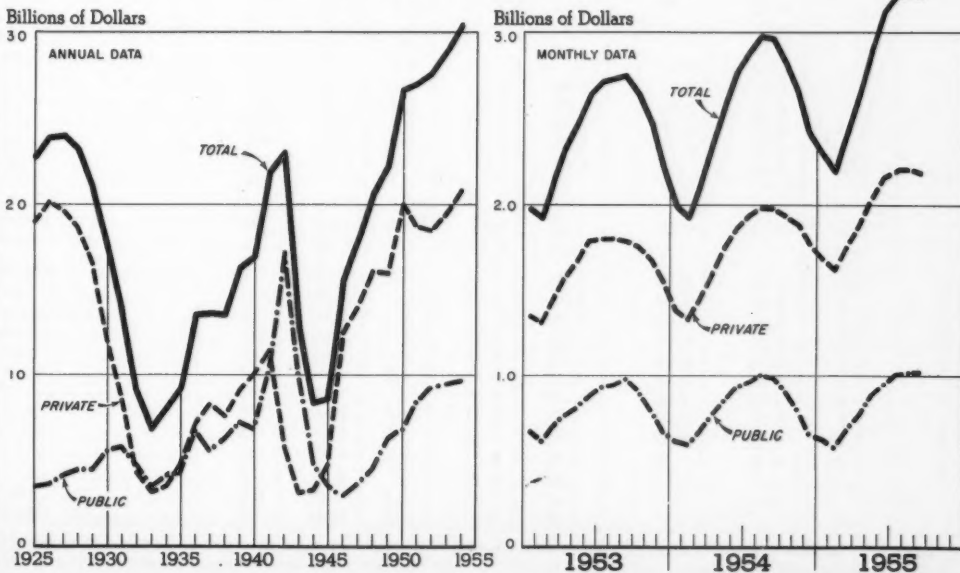
Type of construction	1955*			Year						
	(Millions of dollars)									
	Sept.	Aug.	July	Sept.	1949	1950	1951	1952	1953	1954
TOTAL NEW CONSTRUCTION	3,219	3,234	3,213	3,027	22,177	26,608	26,988	27,662	28,931	30,912
PRIVATE CONSTRUCTION	2,186	2,201	2,203	1,988	15,956	19,885	18,677	18,428	19,433	20,934
Residential building (nonfarm)	1,212	1,234	1,260	1,099	8,128	11,634	9,457	9,311	9,840	11,214
Nonresidential building	559	537	521	449	3,124	3,566	4,494	4,211	4,655	5,073
Industrial	169	163	158	135	954	1,004	1,790	1,909	1,807	1,690
Warehouses, office and loft buildings	79	78	74	71	313	396	500	461	640	789
Stores, restaurants, and garages	158	146	141	96	677	828	733	525	857	998
Other nonresidential bldgs.	153	150	148	147	1,180	1,338	1,471	1,316	1,351	1,596
Farm construction	114	125	123	131	1,479	1,583	1,616	1,643	1,484	1,341
Public utility	293	295	288	300	3,151	3,001	3,056	3,194	3,362	3,216
All other private	8	10	11	9	74	101	54	69	92	90
PUBLIC CONSTRUCTION	1,033	1,033	1,010	1,039	6,221	6,723	8,311	9,234	9,498	9,978
Residential building	17	18	17	20	353	321	512	550	459	281
Nonresidential building	287	293	300	328	1,990	2,237	3,050	3,465	3,531	3,743
Industrial	34	40	51	88	173	212	821	1,384	1,434	1,253
Educational	171	171	169	156	897	1,061	1,337	1,375	1,397	1,696
Hospital and institutional	25	25	25	26	458	467	466	401	297	289
Other nonresidential building	57	57	55	58	462	497	426	305	403	505
Military facilities	107	105	99	83	134	171	788	1,195	1,105	872
Highway	478	469	451	471	2,128	2,367	2,349	2,489	2,851	3,573
Sewer and water	70	74	73	66	586	590	655	639	681	724
Public service enterprises	24	24	21	16	190	164	168	148	146	156
Conservation and development	39	39	39	16	750	786	721	694	639	520
All other public	11	11	10	9	90	87	68	54	86	109

Source: Departments of Commerce and Labor.

* Revisions in data for January-September are included in this issue.

Chart 2

New Construction Put in Place (In 1947-49 Prices)



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C.D. 55-16-C

CONSTRUCTION REVIEW

Table 5.--New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		
	1954	1955*					First 10 months		Oct. 1955 from--		First 10 months, 1954-55
	Oct.	June	July	Aug.	Sept.	Oct.	1954	1955*	Oct. 1954	Sept. 1955	
TOTAL PUBLIC CONSTRUCTION...	1,083	1,150	1,213	1,241	1,243	1,179	10,009	10,235	+ 9	- 5	+ 2
Federal funds	353	334	339	346	339	332	3,538	3,013	- 6	- 2	-15
Direct Federal	284	257	255	252	247	250	2,928	2,358	-12	+ 1	-19
Federal grants-in-aid ¹	69	77	84	94	92	82	610	655	+19	-11	+ 7
State and local funds	730	816	874	895	904	847	6,471	7,222	+16	- 6	+12
FEDERALLY OWNED	284	257	255	252	247	250	2,928	2,358	-12	+ 1	-19
Residential building	1	0	0	1	0	0	5	1	-100	0	-80
Nonresidential building	115	75	70	58	52	55	1,425	716	-52	+ 6	-50
Industrial	105	68	63	50	42	42	1,300	650	-60	0	-50
Educational	2	2	0	0	1	2	9	6	0	+100	-33
Hospital	2	1	2	2	2	2	31	16	0	0	-48
Other nonresidential	6	4	5	6	7	9	85	44	+50	+29	-48
Military facilities	101	119	121	128	131	134	847	1,074	+33	+ 2	+27
Highway	5	6	7	8	7	6	48	51	+20	-14	+ 6
Conservation and development	61	56	56	56	56	54	594	507	-11	- 4	-15
All other federally owned	1	1	1	1	1	1	9	9	0	0	0
STATE AND LOCALLY OWNED	799	893	958	989	996	929	7,081	7,877	+16	- 7	+11
Residential building	22	23	21	21	21	21	287	217	- 5	0	-24
Nonresidential building	275	307	316	321	321	296	2,499	2,901	+ 8	- 8	+16
Educational	191	215	220	223	222	210	1,759	2,052	+10	- 5	+17
Hospital	29	29	30	30	31	26	281	269	-10	-16	- 4
Other nonresidential	55	63	66	68	68	60	459	580	+ 9	-12	+26
Highway	384	424	473	492	503	469	3,168	3,484	+22	- 7	+10
Sewer and water	88	99	104	105	100	97	822	916	+10	- 3	+11
All other State and locally owned	30	40	44	50	51	46	305	359	+53	-10	+18

Source: Departments of Commerce and Labor.

*Revisions in data for January-September 1955 are included in this issue.

¹¹

Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.

Part II-New Housing

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Table 6.—New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure		
		Private	Public	Metro- politan	Nonmetro- politan	1-family houses	Units in 2-or-more family structures	
							All	2-4 family
							5-or-more family	
NUMBER OF NEW DWELLING UNITS (in thousands)								
Year: 1946	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)
1947	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)
1948	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)
1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	90.6
First 9 months, 1954	915.5	898.0	17.5	671.1	244.4	805.3	110.2	72.3
First 9 months, 1955	1,046.7	1,032.6	14.1	773.1	273.6	(4)	(4)	(4)
1954: September	115.7	113.4	2.3	82.7	33.0	103.9	11.8	7.3
October	110.7	110.5	.2	80.4	30.3	100.3	10.4	5.9
November	103.6	103.3	.3	75.7	27.9	92.8	10.8	6.3
December	90.6	89.9	.7	69.7	20.9	79.5	11.1	6.1
1955: January	87.6	87.3	.3	68.1	19.5	78.3	9.3	5.7
February	89.9	87.9	2.0	66.9	23.0	78.9	11.0	7.1
March	113.8	112.8	1.0	86.8	27.0	100.1	13.7	8.7
April	132.0	130.5	1.5	96.8	35.2	119.9	12.1	7.4
May	137.6	135.1	2.5	99.7	37.9	122.2	15.4	10.3
June	134.8	131.4	3.4	98.9	35.9	121.5	13.3	8.9
July	115.0	114.2	.8	84.4	30.6	(4)	(4)	(4)
August	123.0	121.7	1.3	90.6	32.4	(4)	(4)	(4)
September	113.0	111.7	1.3	80.9	32.1	(4)	(4)	(4)
Percent change								
First 9 months, 1954-55	+14.3	+15.0	-19.4	+15.2	+11.9	--	--	--
August-September, 1955	- 8.1	- 8.2	0	-10.7	- .9	--	--	--
September 1954-55	- 2.3	- 1.5	-43.5	- 2.2	- 2.7	--	--	--
PERCENT DISTRIBUTION								
Year: 1946	100	98.8	1.2	--	--	88.0	12.0	--
1947	100	99.6	.4	--	--	87.2	12.8	--
1948	100	98.1	1.9	--	--	82.3	17.7	--
1949	100	96.5	3.5	--	--	77.5	22.5	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	7.4
First 9 months, 1954	100	98.1	1.9	73.3	26.7	88.0	12.0	4.1
First 9 months, 1955	100	98.7	1.3	73.9	26.1	--	--	--
1954: September	100	98.0	2.0	71.5	28.5	89.8	10.2	3.9
October	100	99.8	.2	72.6	27.4	90.6	9.4	5.3
November	100	99.7	.3	73.1	26.9	89.6	10.4	6.1
December	100	99.2	.8	76.9	23.1	87.7	12.3	6.8
1955: January	100	99.7	.3	77.7	22.3	89.4	10.6	4.1
February	100	97.8	2.2	74.4	25.6	87.8	12.2	7.9
March	100	99.1	.9	76.3	23.7	88.0	12.0	7.6
April	100	98.9	1.1	73.3	26.7	90.8	9.2	5.6
May	100	98.2	1.8	72.5	27.5	88.8	11.2	7.5
June	100	97.5	2.5	73.4	26.6	90.1	9.9	6.6
July	100	99.3	.7	73.4	26.6	--	--	--
August	100	98.9	1.1	73.7	26.3	--	--	--
September	100	98.8	1.2	71.6	28.4	--	--	--

Source: Department of Labor. ¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request. ² Annual data not available before 1950; monthly data not available before January 1953. ³ Not available before January 1954. Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request. ⁴ Not yet available.

CONSTRUCTION REVIEW

Table 7.--New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	598	661	752	693	677	655	645	663	634	658	643	646
1947.....	619	667	679	694	735	803	854	923	1,029	1,089	1,064	962
1948.....	851	762	925	1,015	1,000	1,008	986	912	886	838	827	812
1949.....	751	745	792	879	920	950	976	1,035	1,108	1,187	1,259	1,266
1950.....	1,262	1,283	1,406	1,358	1,469	1,496	1,471	1,476	1,278	1,174	1,115	1,292
1951.....	1,333	1,192	1,093	955	984	942	914	946	1,049	1,036	973	978
1952.....	996	1,158	1,104	1,003	1,018	1,011	1,064	1,044	1,092	1,156	1,110	1,111
1953.....	1,106	1,150	1,165	1,111	1,065	1,064	1,015	988	1,014	1,050	1,077	1,060
1954.....	1,056	1,152	1,130	1,102	1,083	1,175	1,188	1,211	1,248	1,287	1,393	1,478
1955.....	1,416	1,370	1,367	1,350	1,362	1,371	1,202	1,304	1,230			

Source: Department of Labor.

Chart 3

Thousands of
Dwelling Units

1,500

1,000

500

0

1950

51

52

53

54

TOTAL

PUBLIC

PRIVATE

Housing Starts
(Annual and Monthly)

Private Housing Starts--Seasonally Adjusted Annual Rate

Thousands of
Dwelling Units

1,500

1,400

1,300

1,200

1,100

1,000

0

1955

1954

1950

J

F

M

A

M

J

J

A

S

O

N

D

150

100

50

0

JAN.

FEB.

MAR.

APR.

MAY

JUNE

JULY

AUG.

SEPT.

OCT.

NOV.

DEC.

Total Housing Starts--
Unadjusted

1955

1954

1950

SOURCE: DEPARTMENT OF LABOR

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Table 8.--New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	(1)	(1)	(1)				
Percent change, 1954 to 1955													
	+8.5	+13.5	+11.7	+6.1	+5.1	+6.0	--	--	--				

Source: Department of Labor.

¹ Not yet available.Table 9.--New Nonfarm Dwelling Units Started, by Region ¹

Region	Number of new dwelling units (<i>in thousands</i>)											Percent change, first 6 mos. 1954-55
	1954			1955						First 6 months		
	June	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	1954	1955	
TOTAL	116.5	103.6	90.6	87.6	89.9	113.8	132.0	137.6	134.8	569.5	695.7	+22.2
Northeast	24.0	19.0	15.3	16.0	13.5	23.6	28.6	30.3	30.8	114.7	142.8	+24.5
North Central ...	34.4	26.8	20.0	15.6	19.7	28.1	37.3	40.0	39.3	151.1	180.0	+19.1
South	31.6	31.5	28.0	30.6	32.4	32.9	35.7	37.4	36.5	168.5	205.5	+22.0
West	26.5	26.3	27.3	25.4	24.3	29.2	30.4	29.9	28.2	135.2	167.4	+23.8

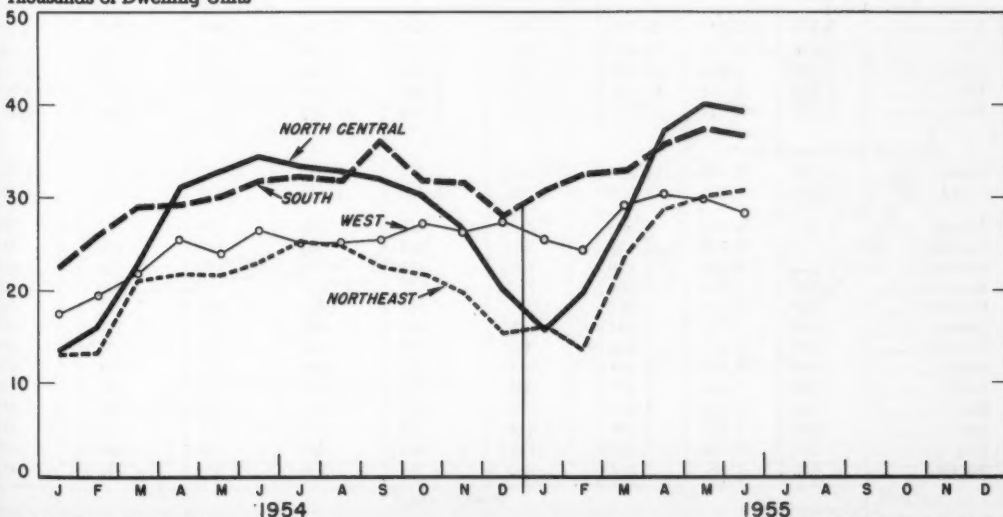
Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

Chart 4

Housing Starts (Regional Trends)

Thousands of Dwelling Units



SOURCE: DEPARTMENT OF LABOR

CONSTRUCTION REVIEW C.D.-55-2-1

CONSTRUCTION REVIEW

Table 10.--New Private Nonfarm Dwelling Units: Mortgages Applied for, Appraisals requested, and Units Started Under FHA and VA Programs

Period	FHA-assisted units		VA-assisted units		Nonfarm dwelling units started		
	In applications *	Started (in thousands)	In appraisal requests	Started (in thousands)	U. S. total	FHA- assisted	VA- assisted
NUMBER OF DWELLING UNITS					PERCENT DISTRIBUTION		
Year: 1950	627,927	486.7	(1)	200.0	100	36	15
1951	268,740	263.5	164,365	148.6	100	26	15
1952	323,923	280.0	226,299	141.3	100	26	13
1953	327,323	252.0	251,437	156.6	100	24	15
1954	383,334	276.3	535,412	307.0	100	23	26
First 9 mos., 1954....	299,930	203.8	397,860	208.4	100	23	23
First 9 mos., 1955....	264,448	224.5	522,344	307.3	100	22	30
1954: September	34,895	25.9	51,265	33.9	100	23	30
October	30,075	24.7	45,572	33.5	100	22	30
November	28,735	26.3	47,729	36.0	100	25	35
December	24,594	21.5	44,251	29.1	100	24	32
1955: January	26,067	20.0	46,204	26.1	100	23	30
February	28,548	17.2	64,192	28.0	100	20	32
March	36,622	23.8	71,939	29.9	100	21	27
April	33,412	25.8	65,856	34.5	100	20	26
May	31,111	28.0	69,280	37.8	100	21	28
June	32,521	32.1	52,424	39.5	100	24	30
July	25,033	26.0	51,412	37.4	100	23	33
August	27,294	26.9	55,974	40.8	100	22	34
September	23,840	24.7	45,063	33.4	100	22	30
Percent change							
First 9 mos., 1954-55	-12	+10	+31	+47			

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (HHFA) and the Veterans Administration. * Data shown here are expanded to cover units in all new projects rather than units in 1- to 4-family structures only, as shown previously. ¹ Not available.

Table 11.--Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thousands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950	3,032	5,535	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
First 8 mos., 1954..	2,207	6,470	14,282	5,240	1,057	2,644	915	1,884	2,542
First 8 mos., 1955..	2,638	7,229	19,072	7,206	1,316	3,650	1,190	2,232	3,483
1954: August	312	6,684	2,086	770	166	369	138	252	391
September	313	6,789	2,122	766	164	383	141	250	417
October	314	6,874	2,156	765	178	393	140	248	431
November	307	7,004	2,148	757	177	399	147	246	420
December	318	7,131	2,267	784	191	420	158	252	462
1955: January	284	7,120	2,024	688	165	379	128	246	419
February	277	7,077	1,958	702	151	365	116	228	396
March	343	7,153	2,455	928	174	458	134	303	459
April	328	7,182	2,357	900	165	456	136	276	424
May	344	7,215	2,483	950	163	482	153	286	449
June	360	7,312	2,636	1,024	174	516	171	301	449
July	335	7,348	2,463	953	161	472	168	283	425
August	366	7,362	2,697	1,060	163	541	179	310	463
Percent change									
First 8 mos., 1954-55	+20	+12	+34	+38	+25	+38	+30	+18	+37

Source: Table compiled by Department of Labor from data reported by the Home Loan Bank Board (HHBA).

Part III--Building Permits

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Table 12.--Building Permit Activity: Current Summary, by Type of Building

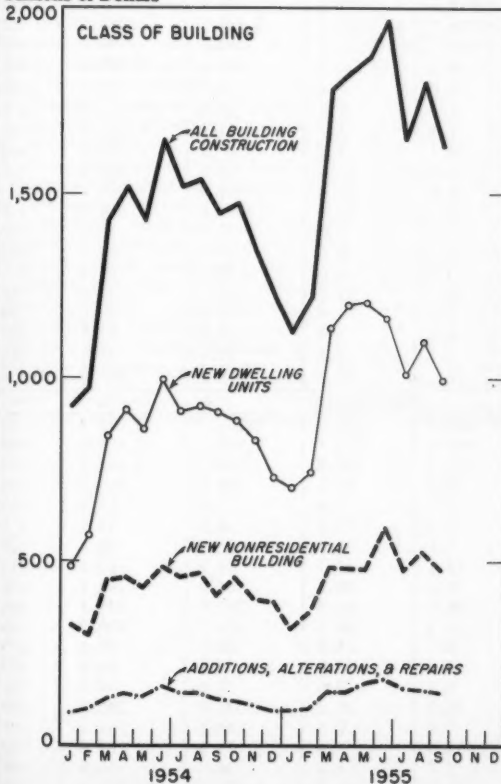
Type of building	Valuation (in millions of dollars)						Percent change, September 1954-55
	1955			1954	First 9 months		
	Sept.	Aug.	July	Sept.	1955	1954	
All building construction ¹	1,630.4	1,798.6	1,652.2	1,446.6	14,905.1	12,418.4	+13
Private	1,513.1	1,631.8	1,533.7	1,318.0	13,651.5	11,120.9	+15
Public	117.3	166.7	118.5	128.5	1,253.5	1,297.5	- 9
New dwelling units ²	996.2	1,102.4	1,016.1	905.0	9,280.2	7,404.0	+10
Number of new dwelling units	(96,070)	(108,081)	(98,176)	(97,334)	(928,849)	(814,815)	(- 1)
New nonresidential building	479.5	529.6	477.6	408.0	4,217.8	3,766.0	+18
Commercial buildings	150.0	195.4	178.5	134.4	1,416.8	1,172.4	+12
Stores and other mercantile buildings	81.5	112.8	90.4	71.8	775.8	627.6	+14
All other commercial buildings	68.5	82.6	88.1	62.6	641.0	544.8	+ 9
Community buildings.....	172.6	172.7	153.3	143.3	1,486.8	1,437.2	+20
Industrial buildings.....	77.5	68.4	66.6	48.1	596.9	486.5	+61
All other nonresidential buildings	79.4	93.1	79.1	82.3	717.3	670.1	- 4
Additions, alterations, and repairs	143.7	149.4	150.5	126.0	1,281.9	1,146.0	+14

Source: Department of Labor. ¹ Includes new nonhousekeeping residential building, not shown separately. ² Housekeeping only.

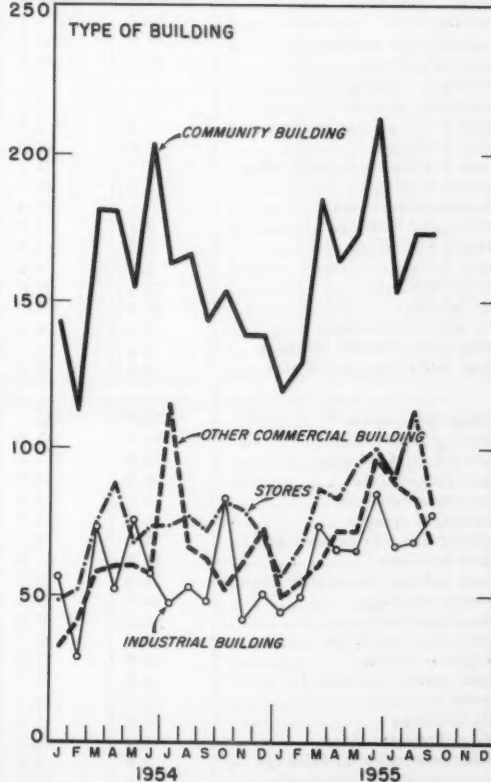
Chart 5

Building Permit Activity

Millions of Dollars



Millions of Dollars



SOURCE: DEPARTMENT OF LABOR.

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Table 13.--Building Permit Activity: Valuation, by Class of Construction, Type of Building, and Region ¹

Class of construction and type of building	Valuation (in millions of dollars)						Percent change, 1st 8 months 1954-55
	1954	1955			First 8 months		
	Aug.	June	July	Aug.	1954	1955	
UNITED STATES							
All building construction ²	1,539.8	1,965.1	1,652.2	1,798.6	10,971.8	13,274.7	+21
New dwelling units ³	920.8	1,168.3	1,016.1	1,102.4	6,499.0	8,284.0	+27
New nonresidential building	470.3	595.4	477.6	529.6	3,358.0	3,738.3	+11
Commercial buildings	143.3	197.2	178.5	195.4	1,038.0	1,266.8	+22
Amusement buildings	9.6	10.3	9.8	7.5	69.4	74.8	+ 8
Commercial garages	3.3	5.7	5.8	8.5	38.2	45.6	+19
Gasoline and service stations	12.2	13.4	11.3	14.5	78.6	95.6	+22
Office buildings	41.5	67.7	61.2	52.1	296.0	356.5	+20
Stores and other mercantile bldgs..	76.7	100.2	90.4	112.8	555.8	694.3	+25
Community buildings	166.1	212.4	153.3	172.7	1,293.9	1,314.2	+ 2
Educational buildings	106.2	113.4	97.4	106.1	807.9	831.2	+ 3
Institutional buildings	24.5	49.2	17.7	26.3	245.5	207.4	-16
Religious buildings	35.3	49.8	38.2	40.4	240.5	275.7	+15
Garages, private residential	18.2	20.8	18.4	20.9	109.6	125.0	+14
Industrial buildings	53.1	85.5	66.6	68.4	438.4	519.4	+18
Public buildings	48.7	37.3	24.1	33.5	196.3	207.1	+ 6
Public utilities buildings	21.1	22.5	20.3	23.4	142.0	180.4	+27
All other nonresidential buildings	19.8	19.7	16.2	15.2	139.9	125.2	-11
Additions, alterations, and repairs	140.6	180.3	150.5	149.4	1,020.0	1,138.2	+12
Northeast							
All building construction ²	361.4	458.0	376.5	340.6	2,518.3	2,856.5	+13
New dwelling units ³	210.5	276.2	236.9	224.4	1,478.8	1,788.5	+21
New nonresidential building	117.9	132.9	106.7	82.6	784.9	798.5	+ 2
Commercial buildings	25.2	49.0	39.2	30.1	238.4	258.4	+ 8
Amusement buildings	3.2	2.0	1.6	.4	15.6	11.5	-26
Commercial garages	1.1	1.3	1.4	1.2	11.5	12.1	+ 5
Gasoline and service stations	2.8	2.5	1.5	2.0	14.1	15.7	+11
Office buildings	4.6	19.0	19.4	9.7	87.0	98.2	+13
Stores and other mercantile bldgs..	13.5	24.2	15.4	16.6	110.2	120.6	+ 9
Community buildings	41.6	39.1	38.6	28.3	303.0	302.1	(4)
Educational buildings	25.8	25.4	27.8	16.7	195.1	204.2	+ 5
Institutional buildings	8.4	2.3	1.7	2.8	57.5	36.5	-37
Religious buildings	7.3	11.4	9.0	8.7	50.4	61.4	+22
Garages, private residential	4.2	4.6	3.9	4.1	25.3	26.4	+ 4
Industrial buildings	12.5	22.6	18.1	12.9	110.6	124.8	+13
Public buildings	29.3	2.7	1.9	1.8	63.5	20.4	-68
Public utilities buildings	2.4	8.8	1.8	3.0	19.4	35.3	+82
All other nonresidential buildings	2.8	6.2	3.1	2.5	24.7	31.1	+26
Additions, alterations, and repairs	31.9	40.9	31.7	30.1	240.7	246.6	+ 2
North Central							
All building construction ²	480.0	626.9	508.9	610.7	3,257.7	3,983.2	+22
New dwelling units ³	284.1	380.6	315.4	375.7	1,935.7	2,492.6	+29
New nonresidential building	154.2	192.6	145.3	190.8	1,019.3	1,162.8	+14
Commercial buildings	44.8	54.2	47.3	65.1	296.8	350.5	+18
Amusement buildings	1.9	4.3	3.4	1.8	21.9	25.2	+15
Commercial garages	1.2	1.3	2.4	5.0	14.8	14.9	+ 1
Gasoline and service stations	4.6	4.7	3.6	4.7	24.9	30.1	+21
Office buildings	13.8	17.9	12.2	15.3	74.2	82.2	+11
Stores and other mercantile bldgs..	23.3	26.1	25.6	38.3	161.0	198.1	+23
Community buildings	54.7	79.1	46.5	65.5	367.9	419.1	+14
Educational buildings	33.0	35.9	31.3	40.2	226.7	258.3	+14
Institutional buildings	9.0	30.4	3.5	11.8	68.1	75.0	+10
Religious buildings	12.8	12.8	11.7	13.5	73.1	85.8	+17
Garages, private residential	9.9	11.3	9.9	12.1	53.6	64.8	+21
Industrial buildings	21.1	34.7	18.9	29.2	145.0	185.3	+28
Public buildings	6.5	3.1	9.6	8.3	44.0	61.2	+39
Public utilities buildings	11.9	7.2	11.5	7.3	73.5	64.8	-12
All other nonresidential buildings	5.4	3.0	1.7	3.2	38.6	16.9	-56
Additions, alterations, and repairs	39.5	51.2	46.0	41.3	278.2	311.4	+12

See footnotes at end of table.

Table 13.--Building Permit Activity: Valuation, by Class of Construction, Type of Building, and Region ¹--Continued

Class of construction and type of building	Valuation (in millions of dollars)						Percent change, 1st 8 months 1954-55
	1954	1955			First 8 months		
	Aug.	June	July	Aug.	1954	1955	
	South						
All building construction ²	354.4	463.7	381.5	420.7	2,702.1	3,295.1	+22
New dwelling units ³	214.5	256.7	214.1	238.2	1,513.7	1,943.2	+28
New nonresidential building	100.8	151.3	124.0	132.5	884.9	990.9	+12
Commercial buildings	43.4	57.0	56.7	54.5	301.7	381.2	+26
Amusement buildings	2.9	2.5	2.7	3.2	19.8	25.4	+28
Commercial garages .....	.4	2.3	.9	1.8	6.9	14.1	+104
Gasoline and service stations	3.1	3.7	4.1	4.9	24.4	31.0	+27
Office buildings	12.7	20.8	21.6	10.9	74.4	100.3	+35
Stores and other mercantile bldgs..	24.4	27.7	27.4	33.9	176.2	210.6	+20
Community buildings	34.6	58.1	36.3	46.2	350.1	353.8	+1
Educational buildings	19.6	26.6	19.2	24.0	189.0	192.1	+2
Institutional buildings	5.8	10.2	5.3	8.3	82.4	67.6	-18
Religious buildings	9.2	21.3	11.7	13.8	78.7	93.9	+19
Garages, private residential	1.5	1.9	1.6	1.6	12.0	12.8	+7
Industrial buildings	9.6	9.9	14.9	14.0	108.0	91.0	-16
Public buildings	3.2	16.7	5.7	1.8	50.4	59.2	+17
Public utilities buildings	3.7	3.2	3.5	11.3	28.9	59.0	+104
All other nonresidential buildings	4.8	4.5	5.3	3.2	33.8	34.0	+1
Additions, alterations, and repairs	36.8	49.3	40.7	41.7	275.0	315.8	+15
	West						
All building construction ²	344.0	416.5	385.4	426.5	2,493.7	3,139.7	+26
New dwelling units ³	211.8	254.9	249.7	264.2	1,570.7	2,059.8	+31
New nonresidential building	97.3	118.6	101.6	123.8	668.9	786.2	+18
Commercial buildings	29.9	37.0	35.5	45.7	201.1	276.7	+38
Amusement buildings	1.5	1.4	2.1	2.1	12.1	12.7	+5
Commercial garages .....	.6	.9	1.0	.5	5.0	4.5	-10
Gasoline and service stations	1.8	2.5	2.1	2.9	15.2	18.8	+24
Office buildings	10.4	9.9	8.0	16.2	60.4	75.7	+25
Stores and other mercantile bldgs..	15.6	22.3	22.0	24.0	108.3	164.9	+52
Community buildings	35.2	36.2	32.0	32.8	272.9	239.3	-12
Educational buildings	27.9	25.5	19.1	25.1	197.1	176.5	-10
Institutional buildings	1.3	6.3	7.1	3.3	37.4	28.2	-25
Religious buildings	6.1	4.4	5.8	4.3	38.3	34.5	-10
Garages, private residential	2.6	3.0	2.9	3.0	18.7	20.8	+11
Industrial buildings	9.9	18.3	14.8	12.4	74.7	118.4	+59
Public buildings	9.8	14.9	6.9	21.7	38.4	66.4	+73
Public utilities buildings	3.0	3.2	3.5	1.8	20.3	21.3	+5
All other nonresidential buildings	6.9	6.0	6.1	6.4	42.8	43.2	+1
Additions, alterations, and repairs	32.3	38.9	32.1	36.3	226.1	264.3	+17

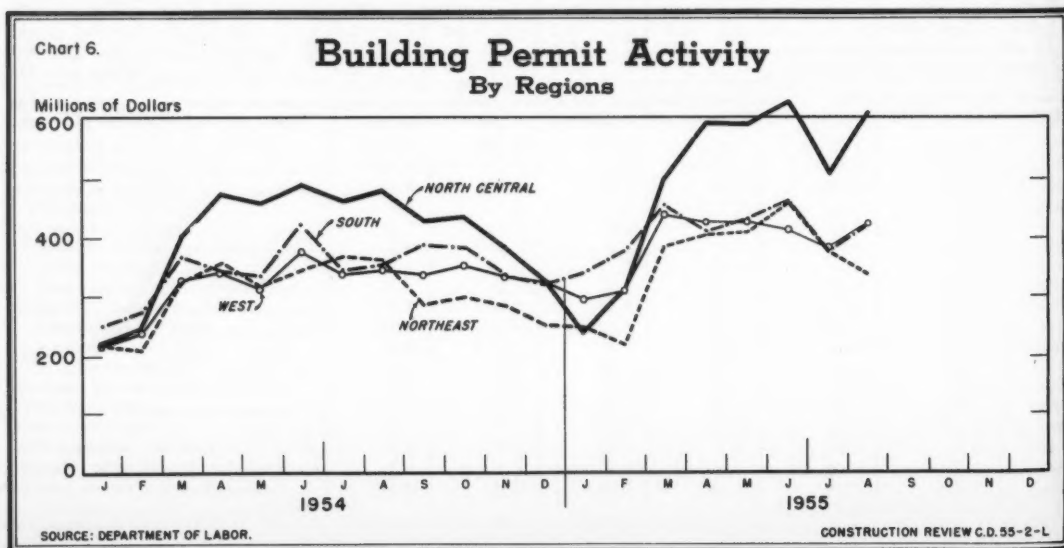
Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.² Includes new nonhousekeeping residential building, not shown separately.³ Housekeeping only.⁴ Change of less than one-half of 1 percent.

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Table 14.--Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region ¹

Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1954		1955		First 8 months	1954		1955		First 8 months
	Aug.		July		Aug.	Aug.		July		Aug.
					1954					1954
	UNITED STATES									
All new dwelling units..	920.8	1,016.1	1,102.4	6,499.0	8,284.0	99,870	98,176	108,081	717,481	832,779
Privately owned	906.6	1,007.2	1,084.2	6,368.9	8,175.4	98,195	97,378	106,250	702,834	821,171
1-family	847.7	953.9	1,017.1	5,823.1	7,640.6	88,296	89,412	95,288	613,296	735,405
2-4 family	24.5	23.3	24.7	200.4	212.1	4,104	3,535	3,812	33,797	33,718
5-or-more family	34.4	30.1	42.3	345.4	322.6	5,795	4,431	7,150	55,741	52,048
Publicly owned	14.2	8.9	18.2	130.1	108.6	1,675	798	1,831	14,647	11,608
	Northeast									
All new dwelling units..	210.5	236.9	224.4	1,478.8	1,788.5	22,021	22,387	21,525	154,615	174,596
Privately owned	199.9	230.5	222.3	1,421.4	1,735.8	20,826	21,898	21,247	148,433	168,808
1-family	178.5	213.8	200.5	1,230.9	1,562.3	17,798	19,757	18,574	122,831	146,188
2-4 family	5.5	4.1	4.2	40.4	42.1	798	564	600	6,006	6,054
5-or-more family	15.8	12.5	17.5	150.0	131.2	2,230	1,577	2,073	19,596	16,566
Publicly owned	10.6	6.4	2.1	57.4	52.7	1,195	489	278	6,182	5,788
	North Central									
All new dwelling units..	284.1	315.4	375.7	1,935.7	2,492.6	26,431	26,777	32,758	183,206	215,478
Privately owned	284.1	314.0	359.9	1,900.6	2,460.9	26,431	26,627	31,249	179,335	212,300
1-family	274.9	305.1	346.3	1,804.5	2,360.5	25,180	25,591	29,127	167,159	199,705
2-4 family	6.3	7.1	7.7	49.5	60.4	758	779	826	6,021	6,773
5-or-more family	2.9	2.0	6.0	46.5	40.2	493	257	1,296	6,155	5,822
Publicly owned	0	1.3	15.7	35.2	31.6	0	150	1,509	3,871	3,178
	South									
All new dwelling units..	214.5	214.1	238.2	1,513.7	1,943.2	27,113	24,034	26,781	196,111	225,321
Privately owned	213.4	213.1	238.0	1,492.4	1,931.7	26,956	23,886	26,757	193,492	224,021
1-family	201.8	203.8	226.2	1,394.5	1,835.3	24,547	22,014	24,268	171,654	203,189
2-4 family	5.6	4.2	5.2	42.5	44.2	1,206	926	1,096	9,287	9,558
5-or-more family	6.0	5.1	6.6	55.4	52.2	1,203	946	1,393	12,551	11,274
Publicly owned	1.1	1.0	.2	21.3	11.5	157	148	24	2,619	1,300
	West									
All new dwelling units..	211.8	249.7	264.2	1,570.7	2,059.8	24,305	24,978	27,017	183,549	217,384
Privately owned	209.3	249.5	264.0	1,554.5	2,047.0	23,982	24,967	26,997	181,574	216,042
1-family	192.6	231.2	244.1	1,393.2	1,882.6	20,771	22,050	23,319	151,652	186,323
2-4 family	6.9	7.9	7.6	67.8	65.3	1,342	1,266	1,290	12,483	11,333
5-or-more family	9.7	10.5	12.3	93.5	99.1	1,869	1,651	2,388	17,439	18,386
Publicly owned	2.5	.1	.2	16.2	12.8	323	11	20	1,975	1,342

Source: Department of Labor. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

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Table 15.--Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1954	1955					First 7 months		Percent change, 1st 7 mos. 1954-55
	July	Mar.	Apr.	May	June	July	1954	1955	
ALL STATES	1,516.3	1,788.6	1,841.1	1,867.1	1,965.1	1,652.2	9,432.0	11,476.1	+22
Metropolitan areas	1,225.3	1,434.6	1,464.8	1,481.3	1,578.7	1,321.3	7,537.2	9,212.4	+22
Nonmetropolitan areas	291.0	354.0	376.3	385.8	386.4	330.9	1,894.8	2,263.7	+19
Alabama	12.3	15.4	14.3	15.1	16.2	13.4	75.4	98.6	+31
Arizona	12.5	17.2	15.1	14.2	13.3	11.2	82.6	98.5	+19
Arkansas	5.1	5.2	6.5	4.0	4.4	4.0	51.4	32.3	-37
California	225.0	308.4	304.6	289.7	283.8	263.8	1,453.8	1,867.3	+28
Colorado	23.3	25.9	26.1	25.8	24.1	27.9	128.1	170.8	+33
Connecticut	26.9	37.8	39.7	38.3	36.8	31.3	171.3	218.2	+27
Delaware	5.7	6.9	7.1	5.3	6.2	8.1	31.4	38.9	+24
District of Columbia	2.9	10.0	2.7	5.4	15.0	4.9	33.9	45.3	+34
Florida	57.1	71.3	60.9	59.5	69.5	56.8	369.3	436.5	+18
Georgia	19.5	23.6	19.7	22.6	23.7	28.8	167.4	166.8	(1)
Idaho	2.5	3.2	4.1	4.0	4.0	3.0	16.9	20.7	+22
Illinois	88.0	118.6	131.8	146.5	127.7	109.2	560.1	748.1	+34
Indiana	29.9	39.7	31.4	40.4	38.9	37.7	199.5	227.0	+14
Iowa	14.5	22.0	19.4	18.9	23.2	16.2	81.5	110.9	+36
Kansas	12.6	18.1	17.9	14.7	34.1	12.9	92.7	121.0	+31
Kentucky	12.3	13.4	15.7	17.0	17.7	17.5	116.9	100.3	-14
Louisiana	23.8	24.5	25.7	25.7	28.6	19.9	127.2	186.1	+46
Maine	2.5	2.6	2.9	2.4	2.7	2.4	15.1	15.1	0
Maryland	34.4	40.9	48.4	52.3	62.5	39.2	223.8	320.8	+43
Massachusetts	38.1	45.2	42.8	45.3	47.1	46.9	228.6	272.0	+19
Michigan	107.9	92.2	115.9	111.3	117.5	101.1	590.1	655.0	+11
Minnesota	33.3	32.4	51.7	44.3	50.3	33.7	198.2	241.3	+22
Mississippi	4.1	5.4	3.6	4.7	6.3	4.0	33.1	31.8	-4
Missouri	22.7	30.9	33.0	23.4	34.9	30.5	186.3	199.7	+7
Montana	3.5	2.9	4.4	6.3	3.1	4.8	24.2	23.5	-3
Nebraska	6.6	9.8	19.0	11.5	10.6	7.2	43.0	64.1	+49
Nevada	4.1	7.2	5.3	8.3	7.7	6.0	48.2	48.2	0
New Hampshire	2.1	4.2	5.0	3.6	3.4	6.3	13.8	24.3	+76
New Jersey	62.0	78.8	83.1	79.6	82.3	85.2	410.3	502.1	+22
New Mexico	5.3	8.4	10.3	8.6	9.1	5.9	43.9	54.9	+25
New York	162.7	126.9	148.6	154.8	172.4	120.9	832.3	905.3	+9
North Carolina	14.4	26.0	18.6	21.2	18.8	18.8	108.9	138.9	+28
North Dakota	3.8	1.2	5.8	4.8	6.1	3.2	16.1	21.7	+35
Ohio	106.4	101.0	116.0	121.6	132.6	111.1	559.4	699.0	+25
Oklahoma	9.9	17.4	20.1	12.1	14.2	12.9	78.2	99.0	+27
Oregon	11.7	13.4	14.2	18.9	15.9	16.2	83.2	100.0	+20
Pennsylvania	70.9	85.6	77.1	82.7	107.5	76.6	452.6	541.9	+20
Rhode Island	3.2	4.3	5.2	4.5	5.4	3.7	29.4	29.8	+1
South Carolina	5.0	18.7	6.7	8.2	6.4	6.7	38.2	58.8	+54
South Dakota	2.9	2.6	5.2	4.2	3.5	4.4	15.9	22.0	+38
Tennessee	21.9	19.0	21.7	20.3	21.9	20.5	126.4	136.6	+8
Texas	78.5	107.9	91.6	97.9	89.8	88.1	505.2	649.1	+28
Utah	10.2	14.6	11.5	12.9	16.8	9.3	52.4	72.2	+38
Vermont .....	.8	.8	.9	1.3	.6	3.2	3.6	7.1	+97
Virginia	32.6	49.1	45.3	51.2	54.9	32.5	225.2	293.4	+30
Washington	31.9	38.4	33.4	40.3	36.9	34.3	204.4	244.8	+20
West Virginia	6.7	5.4	5.8	12.1	7.5	5.4	35.6	40.9	+15
Wisconsin	40.1	33.1	43.8	47.3	47.5	41.5	235.2	262.6	+12
Wyoming	2.1	1.5	1.6	2.2	1.8	2.9	12.1	12.3	+2

Source: Department of Labor.

1 Change of less than one-half of 1 percent.

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Table 16.--Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

State	(Housekeeping units only)							First 7 months		Percent change, 1st 7 mos. 1954-55
	1954	1955						1954	1955	
	July	Mar.	Apr.	May	June	July	1954	1955		
ALL STATES	98,199	115,578	119,306	120,595	115,095	98,176	617,611	724,698	+17	
Metropolitan areas	79,128	92,632	94,703	95,780	91,798	77,751	496,222	577,658	+16	
Nonmetropolitan areas	19,071	22,946	24,603	24,815	23,297	20,425	121,389	147,040	+21	
Alabama	1,106	1,348	1,182	1,292	1,176	1,264	6,999	8,397	+20	
Arizona	1,118	1,453	1,409	1,605	1,095	766	6,437	8,810	+37	
Arkansas	367	513	547	337	301	278	2,433	2,722	+12	
California	17,009	23,283	22,941	20,092	18,373	17,888	113,499	135,194	+19	
Colorado	1,636	2,164	1,867	1,705	1,727	1,544	9,617	12,716	+32	
Connecticut	1,572	2,005	1,747	2,027	2,091	1,888	9,951	11,536	+16	
Delaware	470	426	624	344	528	550	2,023	2,746	+36	
District of Columbia	96	966	200	287	287	192	1,972	2,231	+13	
Florida	3,892	5,167	4,478	4,266	4,739	3,843	27,060	32,061	+18	
Georgia	1,631	2,096	1,750	2,038	1,904	1,715	12,169	12,788	+5	
Idaho	150	218	225	261	181	147	894	1,146	+28	
Illinois	4,600	6,838	7,425	8,627	6,836	5,631	30,723	40,998	+33	
Indiana	2,266	2,040	2,043	2,333	2,338	2,105	12,758	12,985	+2	
Iowa	800	914	1,122	1,105	1,337	895	4,449	6,059	+36	
Kansas	1,007	1,097	1,090	1,119	1,100	956	6,267	7,011	+12	
Kentucky	1,090	1,049	1,273	1,474	1,182	1,163	6,912	7,410	+7	
Louisiana	1,541	1,650	1,087	1,378	1,446	1,072	7,929	9,147	+15	
Maine	131	76	207	169	191	136	714	839	+18	
Maryland	2,364	2,800	3,087	2,623	2,827	2,095	17,441	19,803	+14	
Massachusetts	2,211	2,488	2,630	2,650	2,816	2,069	12,999	15,564	+20	
Michigan	6,151	5,154	6,794	6,768	6,816	5,559	34,791	37,468	+8	
Minnesota	1,663	1,534	2,416	2,226	2,156	1,800	9,373	11,540	+23	
Mississippi	344	336	327	331	379	312	2,352	2,311	-2	
Missouri	1,104	1,407	1,655	1,263	1,844	1,717	10,425	10,917	+5	
Montana	215	118	287	311	204	213	1,010	1,272	+26	
Nebraska	509	682	769	769	610	522	2,838	3,838	+35	
Nevada	256	239	169	595	470	374	3,138	2,519	-20	
New Hampshire	150	161	312	276	225	206	991	1,309	+32	
New Jersey	4,525	4,519	5,901	5,717	5,141	5,497	29,642	33,261	+12	
New Mexico	476	543	512	757	617	516	3,827	4,160	+9	
New York	7,966	9,187	9,894	10,865	10,955	7,772	53,728	58,760	+9	
North Carolina	954	1,487	1,155	1,373	1,163	995	7,288	8,512	+17	
North Dakota	227	64	293	277	175	161	902	981	+9	
Ohio	6,486	5,080	6,321	6,912	6,946	5,437	31,281	36,723	+17	
Oklahoma	854	1,298	1,114	845	894	777	5,864	6,719	+15	
Oregon	648	684	714	927	699	914	4,577	5,007	+9	
Pennsylvania	3,822	4,757	4,733	4,722	5,212	4,492	22,256	29,396	+32	
Rhode Island	294	324	321	259	405	293	2,142	2,212	+3	
South Carolina	368	519	475	494	467	414	2,684	3,375	+26	
South Dakota	215	172	338	254	322	207	1,207	1,424	+18	
Tennessee	1,503	1,481	1,628	1,875	1,611	1,443	8,787	11,394	+30	
Texas	6,768	7,822	6,813	7,017	6,160	5,062	38,191	45,898	+20	
Utah	721	964	866	680	1,041	576	3,650	4,564	+25	
Vermont	38	25	33	47	34	34	170	194	+14	
Virginia	2,203	3,696	3,468	3,989	3,325	2,559	17,172	21,036	+23	
Washington	1,984	2,315	2,123	2,149	2,082	1,906	11,787	14,211	+21	
West Virginia	305	349	357	358	323	300	1,722	1,990	+16	
Wisconsin	2,289	1,979	2,493	2,655	2,245	1,787	11,761	12,776	+9	
Wyoming	104	91	91	152	99	134	809	768	-5	

Source: Department of Labor.

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Table 17.--Building Permit Activity: Valuation, in Selected Metropolitan Areas

Metropolitan area	(Millions of dollars)							First 7 months		Percent change, 1st 7 mos. 1954-55
	1954	1955					1954	1955		
	July	Mar.	Apr.	May	June	July				
Atlanta, Ga.	11.9	15.6	11.8	14.5	15.9	19.0	102.3	107.6	+ 5	
Baltimore, Md.	16.2	22.3	23.9	31.4	27.1	22.2	120.4	173.6	+44	
Birmingham, Ala.	5.5	5.9	5.5	7.1	6.8	5.3	27.8	41.8	+50	
Boston, Mass.	21.1	21.7	25.2	24.2	28.5	24.3	127.6	150.6	+18	
Buffalo, N. Y.	13.4	14.8	16.4	15.0	19.0	19.8	88.9	99.8	+12	
Chicago, Ill.	78.7	101.6	114.4	134.2	115.3	96.8	495.2	663.7	+34	
Cleveland, Ohio	31.4	33.2	34.7	33.3	36.4	35.9	159.0	206.7	+30	
Columbus, Ohio	16.1	10.7	10.8	16.5	16.1	13.3	67.6	83.1	+23	
Denver, Colo.	15.6	15.9	17.2	17.0	14.5	12.7	85.7	105.6	+23	
Detroit, Mich.	78.3	62.5	71.4	74.9	79.8	66.3	400.2	438.7	+10	
Indianapolis, Ind.	8.6	9.3	8.1	14.4	10.7	11.2	59.2	65.0	+10	
Los Angeles, Calif.	113.6	157.6	158.9	148.6	141.5	117.5	738.3	940.0	+27	
Memphis, Tenn.	5.5	6.7	8.5	7.4	8.0	7.0	50.3	52.1	+ 4	
Miami, Fla.	24.0	28.3	21.4	20.0	26.5	16.4	131.0	158.3	+21	
Milwaukee, Wis.	18.7	14.4	16.1	16.6	15.7	15.7	110.1	105.3	- 4	
New York-Northeastern New Jersey	168.1	144.9	149.0	153.8	173.4	124.8	883.3	944.4	+ 7	
Norfolk-Portsmouth, Va.	5.4	6.8	7.3	6.4	8.8	3.7	42.6	42.0	- 1	
Phoenix, Ariz.	8.1	12.2	10.6	10.2	8.6	7.3	55.9	68.1	+22	
Rochester, N. Y.	6.5	5.9	8.9	8.8	9.2	8.6	35.9	54.5	+52	
Salt Lake City, Utah	6.8	7.7	6.8	4.3	7.7	4.4	32.3	35.4	+10	
San Diego, Calif.	12.0	12.7	16.1	14.1	18.7	13.7	96.5	103.0	+ 7	
San Francisco-Oakland, Calif.	45.7	53.0	49.3	45.2	45.0	56.8	239.4	308.8	+29	
Seattle, Wash.	16.8	17.9	15.3	17.3	15.5	14.1	93.8	109.7	+17	
Washington, D. C.	24.5	36.8	37.9	35.2	60.4	27.1	172.7	243.7	+41	

Source: Department of Labor.

Table 18.--Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

Metropolitan area	(Housekeeping only)							First 7 months		Percent change, 1st 7 mos. 1954-55
	1954	1955					1954	1955		
	July	Mar.	Apr.	May	June	July				
Atlanta, Ga.	1,094	1,276	1,035	1,216	1,125	990	7,084	7,512	+ 6	
Baltimore, Md.	917	1,382	1,440	1,091	1,190	1,050	8,517	9,861	+16	
Birmingham, Ala.	458	509	476	548	522	412	2,627	3,254	+24	
Boston, Mass.	1,079	1,136	1,180	1,073	1,297	1,071	6,278	7,220	+15	
Buffalo, N. Y.	923	1,095	1,162	1,154	1,205	1,483	5,236	7,091	+35	
Chicago, Ill.	4,047	6,090	6,365	7,865	6,082	4,963	27,894	36,450	+31	
Cleveland, Ohio	1,607	1,365	1,755	1,487	1,700	1,452	7,460	9,380	+26	
Columbus, Ohio	1,234	433	582	955	1,040	771	4,367	4,805	+10	
Denver, Colo.	1,119	1,542	1,294	1,084	1,129	981	6,364	8,821	+39	
Detroit, Mich.	4,198	3,256	4,372	4,545	4,423	3,358	23,799	24,640	+ 4	
Indianapolis, Ind.	626	576	564	622	747	646	3,679	3,732	+ 1	
Los Angeles, Calif.	8,408	11,618	12,027	10,431	9,449	8,102	58,844	68,124	+16	
Memphis, Tenn.	620	496	668	879	635	595	3,678	5,158	+40	
Miami, Fla.	1,352	1,817	1,520	1,360	1,405	1,086	9,362	10,243	+ 9	
Milwaukee, Wis.	1,264	812	790	942	841	679	5,707	4,965	-13	
New York-Northeastern New Jersey	8,411	9,565	10,040	11,017	11,079	7,614	57,729	61,114	+ 6	
Norfolk-Portsmouth, Va.	454	632	813	758	520	412	3,740	3,937	+ 5	
Phoenix, Ariz.	881	1,070	986	1,333	647	503	4,847	6,508	+34	
Rochester, N. Y.	326	482	569	539	565	501	2,159	3,073	+42	
Salt Lake City, Utah	518	555	492	278	621	296	2,364	2,527	+ 7	
San Diego, Calif.	886	951	960	958	943	1,057	6,159	6,886	+12	
San Francisco-Oakland, Calif.	3,117	3,620	3,639	2,934	2,807	3,199	16,494	20,442	+24	
Seattle, Wash.	1,019	1,247	1,012	958	842	929	5,699	6,522	+14	
Washington, D. C.	1,719	2,807	2,495	2,499	2,704	1,604	13,801	15,220	+10	

Source: Department of Labor.

CONSTRUCTION REVIEW

Table 19.—Building Permit Activity: Valuation in Selected Metropolitan Areas
by Class of Construction and Type of Building

July 1955 (Thousands of dollars)

Class of construction and type of building	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	19,028	22,226	5,284	24,260	19,810	96,812	35,921	13,317
New dwelling units ²	9,602	10,885	3,064	11,600	16,260	67,798	21,695	11,348
New nonresidential building	8,367	8,920	1,460	9,264	1,832	22,502	11,514	1,007
Commercial buildings	5,221	3,408	809	1,261	623	9,456	1,612	616
Amusement buildings	0	824	0	215	0	69	165	11
Commercial garages	217	0	0	64	60	142	335	0
Gasoline and service stations	56	94	92	125	108	497	98	7
Office buildings	2,900	1,001	624	168	0	3,232	363	148
Stores and other mercantile bldgs.	2,048	1,490	94	690	454	5,517	651	450
Community buildings	1,618	1,327	276	7,454	158	6,185	6,390	0
Educational buildings	331	524	0	7,203	26	4,965	3,780	0
Institutional buildings	171	35	0	0	0	175	618	0
Religious buildings	1,116	768	276	252	131	1,046	1,992	0
Garages, private residential	16	52	24	173	435	1,617	658	192
Industrial buildings	808	3,745	324	236	451	2,896	2,458	185
Public buildings	0	196	0	0	0	1,701	341	0
Public utilities buildings	690	10	0	86	55	305	39	0
All other nonresidential buildings	13	182	28	54	110	343	17	14
Additions, alterations, and repairs	1,060	2,422	760	3,336	1,690	6,421	2,211	862
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York- Northeastern New Jersey
All building construction ¹	12,721	66,282	11,214	117,520	6,987	16,388	15,733	124,766
New dwelling units ²	9,728	40,295	7,453	80,902	4,538	9,498	8,790	83,539
New nonresidential building	1,973	21,150	3,277	25,752	1,242	3,728	5,204	33,139
Commercial buildings	1,057	5,078	770	10,898	689	2,264	494	14,939
Amusement buildings	154	40	0	789	0	422	77	619
Commercial garages	153	170	0	238	0	20	0	874
Gasoline and service stations	79	451	114	152	0	150	55	378
Office buildings	10	434	475	2,866	0	119	136	7,625
Stores and other mercantile bldgs.	661	3,983	181	6,853	689	1,553	226	5,442
Community buildings	430	6,531	129	3,236	277	542	510	8,687
Educational buildings	259	5,967	119	2,493	207	31	510	4,862
Institutional buildings	0	0	0	169	0	342	0	743
Religious buildings	171	564	10	575	70	169	0	3,082
Garages, private residential	257	2,173	146	804	182	43	441	1,018
Industrial buildings	75	1,547	1,223	7,182	0	137	357	7,223
Public buildings	0	1,967	160	32	0	175	2,720	360
Public utilities buildings	112	3,608	800	129	0	42	675	287
All other nonresidential buildings	42	246	49	3,471	94	524	7	625
Additions, alterations, and repairs	1,021	4,744	483	10,849	1,145	2,574	1,089	7,982
	Norfolk- Portsmouth, Va.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco- Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	3,687	7,263	8,615	4,384	13,655	56,809	14,055	27,092
New dwelling units ²	2,985	4,449	5,703	3,429	11,558	35,638	10,374	17,979
New nonresidential building	381	2,384	2,632	602	1,063	16,657	2,060	5,706
Commercial buildings	199	1,260	319	460	729	6,309	1,035	3,012
Amusement buildings	25	422	278	20	0	292	0	182
Commercial garages	0	350	0	0	20	11	34	204
Gasoline and service stations	73	110	30	101	42	276	113	171
Office buildings	0	316	0	160	180	379	437	1,009
Stores and other mercantile bldgs.	101	62	12	180	487	5,351	451	1,446
Community buildings	50	883	175	0	73	6,620	755	2,032
Educational buildings	0	774	0	0	5	6,166	307	150
Institutional buildings	50	109	0	0	0	72	0	1,200
Religious buildings	0	0	175	0	68	382	448	682
Garages, private residential	58	4	144	96	188	181	79	40
Industrial buildings	35	185	914	31	62	2,044	113	153
Public buildings	0	0	264	0	0	573	0	304
Public utilities buildings	20	2	798	0	0	316	0	15
All other nonresidential buildings	19	51	19	15	11	613	78	150
Additions, alterations, and repairs	321	377	280	353	1,034	3,922	1,621	3,406

Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.² Housekeeping only.

Part IV--Contract Awards

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Table 20.--Contract Awards: Public Construction, by Ownership and Type of Construction ¹

Ownership and type of construction ²	Value (in millions of dollars)									Percent change, first 8 months 1954-55
	1954	1955						First 8 months		
	Aug.	Mar.	Apr.	May	June	July	Aug.	1954	1955	
ALL PUBLIC CONSTRUCTION.....	657.0	778.0	776.3	811.1	1,083.9	704.0	718.0	5,541.8	5,899.9	+ 6
FEDERALLY OWNED	73.7	141.9	118.0	114.6	308.1	42.3	55.1	981.6	940.7	- 4
Residential building	(3)	0	.1	.8	10.4	1.2	0	3.6	20.8	(4)
Nonresidential building	42.8	100.2	74.7	61.7	226.7	24.5	35.2	630.0	597.8	- 5
Educational.....	.2	.1	1.2	.2	.9	.8	.2	10.1	3.7	-63
Hospital and institutional	1.8	5.8	6.7	2.9	40.3	1.2	2.6	43.7	66.7	+53
Administrative and general	2.9	4.6	3.5	4.7	7.9	.9	2.2	26.0	29.5	+13
Other nonresidential building	37.9	89.7	63.3	53.9	177.6	21.6	30.2	550.2	497.9	-10
Airfield building .....	.5	17.5	10.4	9.3	27.3	1.2	.4	64.4	85.8	+33
Industrial	20.6	48.6	18.3	16.1	86.6	7.3	10.1	304.8	204.3	-33
Troop housing	3.2	6.3	11.0	5.7	11.3	.7	3.1	26.1	42.4	+62
Warehouses.....	3.4	7.5	6.3	6.3	25.5	7.8	11.0	75.0	72.2	- 4
All other	10.2	9.8	17.3	16.5	26.9	4.6	5.6	79.9	93.2	+17
Airfields	11.2	16.2	17.9	9.7	18.3	2.7	3.8	114.0	101.5	-11
Conservation and development	7.4	12.2	12.4	26.8	28.3	8.7	6.3	108.5	121.6	+12
Highway	6.3	6.0	5.4	4.8	9.7	4.5	4.8	40.5	40.9	+ 1
Electric power utilities	1.8	4.3	3.2	5.6	3.3	(3)	1.8	41.1	22.6	-45
All other federally owned.....	4.2	3.0	4.3	5.2	11.4	.7	3.2	43.9	35.5	-19
STATE AND LOCALLY OWNED.....	583.3	636.1	658.3	696.5	775.8	661.7	662.9	4,560.2	4,959.2	+ 9
Residential building	22.1	16.5	14.5	27.2	19.4	18.1	27.5	193.9	147.7	-24
Nonresidential building	248.6	260.7	246.6	251.7	262.1	284.9	219.0	1,932.0	1,933.2	(5)
Educational	185.4	206.0	199.7	186.2	182.8	215.7	146.2	1,408.7	1,406.3	(5)
Hospital and institutional.....	19.5	10.6	15.7	26.9	19.4	15.5	14.0	170.0	134.6	-21
Administrative and general.....	24.8	24.5	14.0	18.2	27.7	22.5	35.5	163.6	185.5	+13
Other nonresidential building.....	18.9	19.6	17.2	20.4	32.2	31.2	23.3	189.7	206.8	+ 9
Highway	226.0	248.3	268.7	238.8	349.7	255.8	282.0	1,750.0	1,925.7	+10
Sewerage systems	36.3	44.0	46.3	37.4	49.1	38.7	43.2	308.7	322.6	+ 5
Water supply facilities	23.2	28.2	26.8	27.1	27.3	26.5	39.4	187.9	226.9	+21
Utilities	17.0	29.0	43.8	102.3	57.5	28.0	40.3	116.3	321.8	+177
Electric power	12.3	2.0	34.2	85.0	36.7	4.7	21.1	59.6	191.9	+222
Other utilities	4.7	27.0	9.6	17.3	20.8	23.3	19.2	56.7	129.9	+129
All other State and locally owned....	10.1	9.4	11.6	12.0	10.7	9.7	11.5	71.4	81.3	+14

Source: Departments of Commerce and Labor.

¹ Includes major force-account projects started, principally by TVA and State highway departments. ² Types not shown separately are included in the appropriate "other" category. ³ Less than \$50,000. ⁴ Percent increase exceeds 300. ⁵ Change of less than one-half of 1 percent.

Table 21.--Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility ¹

Ownership, source of funds, and type of facility	Value (in millions of dollars)									Percent change, first 8 months 1954-55
	1954	1955						First 8 months		
	Aug.	Mar.	Apr.	May	June	July	Aug.	1954	1955	
ALL HIGHWAY CONSTRUCTION	232.3	254.3	274.1	243.6	359.4	260.3	286.8	1,790.5	1,966.6	+10
FEDERALLY OWNED	6.3	6.0	5.4	4.8	9.7	4.5	4.8	40.5	40.9	+ 1
STATE OWNED	180.1	228.3	236.5	190.2	296.4	204.3	242.2	1,465.7	1,650.6	+13
Federally aided projects:										
Total value	109.6	83.5	112.1	99.6	139.3	115.3	140.2	798.5	819.8	+ 3
Federal funds	57.1	44.1	61.1	52.7	72.9	61.4	72.0	410.7	434.5	+ 6
Independent State projects:										
Total value	70.5	144.8	124.4	90.6	157.1	89.0	102.0	667.2	830.8	+25
Toll facilities	20.4	102.2	69.8	37.0	84.7	30.0	43.0	232.2	429.9	+85
LOCALLY OWNED ²	45.9	20.0	32.2	48.6	53.3	51.5	39.8	284.3	275.1	- 3

Source: Departments of Commerce and Labor.

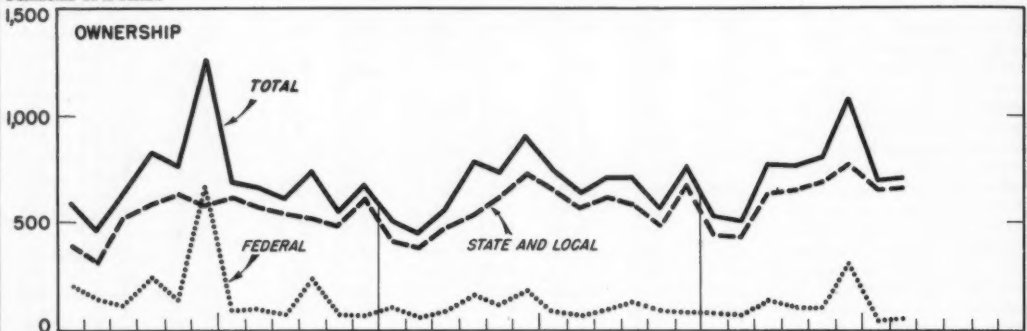
¹ Includes force-account work started on Federal and State projects.

² By municipalities and counties.

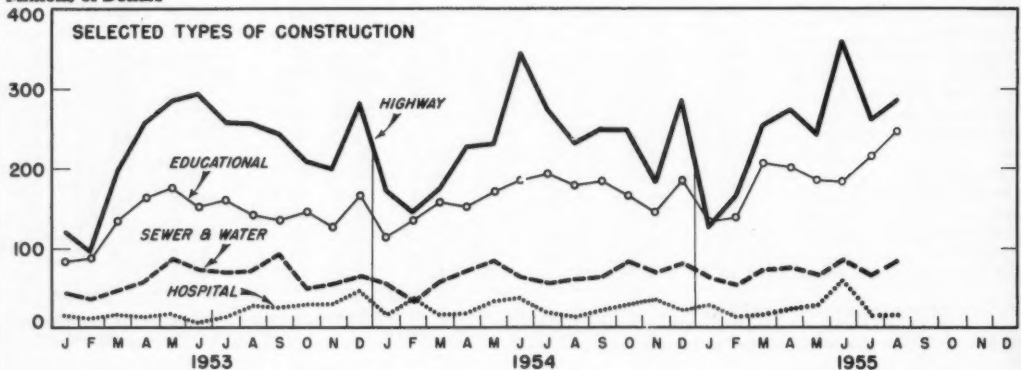
Chart 7.

Contracts Awarded on Public Construction

Millions of Dollars



Millions of Dollars



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

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Table 22.—Contracts Awarded in 37 Eastern States

Type of construction	Value (in millions of dollars)			Percent change		
	September 1955	August 1955	First 9 months, 1955	September 1955 from—		First 9 months, 1954-55
				August 1955	September 1954	
TOTAL	2,035	1,895	18,165	+ 7	+12	+25
Building construction	1,442	1,517	14,381	- 5	+ 1	+26
Residential	733	835	7,966	-12	- 6	+29
Nonresidential	709	682	6,415	+ 4	+10	+22
Engineering	593	378	3,784	+57	+51	+25
Public works	368	299	2,708	+23	+26	+19
Utilities	225	79	1,076	+185	+127	+42

Source: Compiled by Department of Commerce from data reported by F. W. Dodge Corporation.

Part V--Costs

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Table 23.--Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, September 1954-55
	1955						1952	1953	1954	
	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
American Appraisal Company	127.9	128.1	128.5	130.0	130.4	130.6	119.4	124.0	126.6	+ 3
Associated General Contractors	134.2	134.5	135.8	137.0	137.0	136.4	121.9	129.0	133.3	+ 2
E. H. Boeckh and Associates (20 city average):										
Residences	122.6	123.3	124.2	124.6	124.9	125.2	120.4	121.9	120.8	+ 4
Apartments, hotels, and office buildings	128.9	129.5	130.5	131.5	131.8	132.3	123.7	127.4	127.5	+ 4
Commercial and factory buildings	130.0	130.6	131.4	133.1	133.4	133.8	123.9	127.9	128.6	+ 4
Engineering News-Record (as of Oct. 1):										
Building	136.8	137.5	138.3	141.4	141.7	142.0	125.6	128.9	134.7	+ 5
Construction	144.2	144.8	145.7	148.4	148.5	148.8	129.9	135.0	141.6	+ 5
Department of Commerce composite ¹	123.5	123.8	124.6	125.8	126.2	126.5	120.5	122.8	122.1	+ 4

Source: Department of Commerce.

¹ A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table 24.--Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, September 1954-55
	1955						1952	1953	1954	
	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
ALL BUILDING MATERIALS ¹	123.4	124.1	124.1	125.7	127.4	128.4	118.7	120.4	121.3	+ 6
LUMBER AND WOOD PRODUCTS:										
Lumber	122.9	124.2	124.7	125.1	126.4	127.1	120.6	118.3	119.0	+ 7
Douglas fir	128.5	130.5	131.9	132.3	134.1	134.7	127.4	113.0	124.5	+ 8
Southern pine	113.9	114.0	113.4	113.6	115.3	116.5	117.8	115.0	112.0	+ 4
Other softwoods	136.8	137.3	137.8	138.2	138.4	138.9	129.9	132.4	131.1	+ 6
Hardwoods	115.7	117.9	118.2	118.9	120.4	120.9	110.5	115.8	112.2	+ 8
Millwork	129.3	129.3	128.3	128.3	128.3	128.2	127.2	131.4	130.2	- 2
Plywood	104.8	105.6	105.6	105.7	105.7	106.1	106.0	106.8	103.2	+ 3
Softwood	110.5	110.5	110.5	110.7	110.7	110.7	112.9	104.1	109.5	+ 1
Hardwood	100.9	102.6	102.6	102.6	102.6	103.6	101.1	108.6	98.8	+ 5
PAINT AND PAINT MATERIALS:										
Prepared paint	114.8	114.8	114.8	114.8	114.8	114.8	110.6	111.0	112.8	+ 2
Paint materials	96.2	97.0	96.9	97.1	97.6	97.6	98.7	98.5	97.0	+ 1
METAL PRODUCTS:										
Structural shapes	146.2	146.2	146.2	157.5	157.5	157.5	134.9	141.9	146.2	+ 8
Hardware, finish	139.9	139.9	139.9	139.9	139.9	140.8	122.3	136.6	138.0	+ 2
Plumbing equipment	123.3	123.3	123.2	123.2	128.1	128.1	118.1	118.7	118.5	+ 8
Enameled iron fixtures	129.3	129.3	129.3	129.3	131.9	131.9	122.6	129.2	129.2	+ 2
Vitreous china fixtures	117.3	117.3	117.3	117.3	123.0	122.9	123.0	111.7	111.7	+10
Brass fittings	123.4	123.4	123.4	123.4	129.4	129.4	113.1	117.1	116.5	+11
Heating equipment	113.6	113.5	113.5	113.6	116.0	117.2	113.7	115.8	114.1	+ 3
Furnaces	119.8	119.8	119.8	119.8	122.8	122.9	117.4	121.1	120.6	+ 2
Water heaters	107.4	107.4	107.4	107.4	110.9	112.0	113.3	111.0	108.2	+ 4
Metal sash	133.2	133.2	133.2	144.2	146.4	146.4	117.7	127.3	132.5	+11
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	132.0	132.0	132.0	137.5	137.5	137.5	120.9	132.0	132.0	+ 4
Glass, window	135.1	135.1	138.8	138.8	138.8	138.8	118.0	131.3	131.3	+ 6
Concrete, ingredients	124.8	124.7	124.9	125.0	125.3	125.3	112.9	119.3	122.1	+ 3
Portland cement	131.5	131.5	131.6	131.8	131.8	131.7	116.4	124.2	128.3	+ 3
Concrete products	118.2	118.2	118.3	118.3	118.6	119.3	112.7	117.4	117.8	+ 1
Structural clay products	136.8	137.0	137.3	141.3	142.9	143.6	121.3	132.0	135.4	+ 6
Gypsum products	122.1	122.1	122.1	122.1	122.1	122.1	117.7	122.1	122.1	0
Asphalt roofing	98.5	105.8	106.7	110.8	114.5	114.6	106.0	109.8	104.1	+10
Insulation materials	106.7	106.7	106.7	106.7	106.7	107.1	105.3	107.8	110.1	- 3
MISCELLANEOUS PRODUCTS:										
Building board	129.7	129.7	129.7	129.7	132.7	132.7	115.8	123.3	127.6	+ 4
Kitchen cabinets, metal	128.2	128.2	128.2	131.7	133.9	136.5	125.2	127.2	127.6	+ 7

Source: Department of Labor.

¹ Includes items not shown separately.

NOTE: In table 24 of the October issue, the following

items, and the figures therefor, were transposed. Correct data for months not shown above are as follows:

	March 1955	August 1952	August 1953	August 1954	Percent change, Aug. 1954-55
Insulation materials	106.7	105.1	107.8	110.1	- 3
Asphalt roofing	98.8	106.0	105.8	98.6	+16

Table 25.—Wholesale Prices of Selected Building Materials

Commodity	Unit	1955		1954
		August	July	August
LUMBER				
Douglas fir:				
Dimension, No. 1, 25% No. 2, green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$77.805	\$76.972	(1)
Boards, No. 1, 25% No. 2, green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	M bd. ft.	70.037	68.094	\$67.052
Timbers, No. 1, 8"x8" to 12"x12", R.L., green, f.o.b. mill	M bd. ft.	79.870	76.007	68.543
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16', dry, S.L., S4S, f.o.b. mill	M bd. ft.	82.278	80.823	78.863
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	78.922	77.434	74.327
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	80.760	80.410	71.510
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	194.346	191.970	169.278
Maple flooring, 2d grade, 25/32" x2-1/4" face, f.o.b. mill	M bd. ft.	187.879	180.690	172.976
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	55.000	55.000	59.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	47.000	47.000	55.000
MILLWORK				
Door, Douglas fir, interior, 2 plywood panels, 2'6"x6'8"x1-3/8", f.o.b. factory	Each	4.829	4.829	(1)
Door frame, ponderosa pine, exterior, 1-5/16" x2" casing, with sill, f.o.b. factory	Each	9.326	9.326	9.214
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.662	1.662	1.634
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	M sq. ft.	80.807	80.807	84.711
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	M sq. ft.	70.660	70.660	69.263
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	M sq. ft.	55.000	54.000	53.000
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	Gallon	2.399	2.399	2.372
Varnish, floor, first grade, delivered	Gallon	3.706	3.706	3.682
Enamel, white, gloss, first grade, delivered	Gallon	4.628	4.628	4.497
Inside, flat, white, first grade, delivered	Gallon	2.945	2.945	2.868
Outside, white, first grade, delivered	Gallon	4.348	4.348	4.342
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	4.867	4.867	4.517
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	5.313	5.313	5.058
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	7.690	7.690	7.140
Pipe, standard, black, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	16.366	16.366	15.000
Pipe, standard, galvanized, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	19.971	19.971	18.310
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. keg	8.618	8.618	7.815
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	Ton	(111.3)	(111.3)	(105.5)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.393	\$0.377	(1)
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.293	.281	\$0.253
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	15.725	14.110	11.008
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	25.840	24.540	24.540
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	Each	55.113	53.841	53.841
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	Each	13.500	12.858	12.858
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	24.363	23.242	21.778
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	16.634	16.634	16.057

See footnotes at end of table.

CONSTRUCTION REVIEW

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Table 25.--Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1955		1954
		August	July	August
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	\$186.121	\$183.142	\$184.880
Convactor, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	Sq. ft., incl. enclosure	.438	.433	.432
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	249.966	247.732	256.331
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	166.051	157.008	168.144
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	Each	61.370	62.070	56.967
Oil burner, mechanical forced draft (gun-type) 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	Each	100.850	102.225	104.245
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	40.954	38.350	38.426
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	Ton	1.195	1.160	1.148
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.437	1.395	1.376
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.597	1.589	1.551
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.175	.175	.177
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	Foot	3.840	3.810	3.738
Brick, building, f.o.b. plant	Thousand	29.308	28.952	28.289
Brick, face, red, first quality, textured, f.o.b. plant	Thousand	37.717	37.717	36.807
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	126.629	126.629	122.219
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.488	.488	.457
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	24.010	24.010	24.010
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	M sq. ft.	31.850	31.850	31.850
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	Ton	14.948	14.948	14.948
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	5.762	5.564	5.067
Lime, hydrated, building, finishing, f.o.b. plant	Ton	19.889	19.778	17.914
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	10.306	10.306	9.697

Source: Department of Labor.

¹ Not available.

CONSTRUCTION REVIEW

Table 26.--Indexes of Union Hourly Wage Rates in the Building Trades, by Trade

(1947-49 = 100)

Period	All trades	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
1950: July 1	110.7	111.6	110.1	111.5	109.6	113.0	107.8	112.4
1951: July 1	117.8	116.3	117.4	120.0	116.8	118.5	114.2	120.4
1952: July 1	125.1	126.2	124.6	126.8	124.4	125.3	121.0	128.6
1953: July 1	131.6	130.0	131.1	132.0	130.5	130.1	125.4	138.4
1954: July 1	136.4	134.2	135.3	135.9	134.5	132.5	132.3	144.4
Oct. 1	*138.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
1955: Jan. 1	*138.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Apr. 1	*138.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
July 1	141.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Oct. 3	*142.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)

Source: Department of Labor. * Estimated. ¹ Not available.

Table 27.--Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Average Rate by City

(As of October 3, 1955)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
ALL PLACES:							
Estimated average rate	\$3.49	\$3.03	\$3.18	\$2.91	\$3.38	\$3.24	\$2.08
Range in rate levels	2.50-3.85	2.18-3.65	2.60-3.65	1.75-3.35	2.25-3.85	2.63-3.65	1.00-2.80
<i>Cents-per-hour increase, July 1-Oct. 3, 1955</i>	1.8	2.3	1.7	1.1	1.6	2.3	1.3
Albuquerque, N. Mex.	3.500	*2.750	3.100	2.500	3.000	2.975	*1.775
Atlanta, Ga.	¹ 3.250	*2.700	*3.100	*2.750	2.875	3.050	*1.380
Baltimore, Md.	3.200	2.750	3.075	2.525	3.000	3.000	1.600
Birmingham, Ala.	*3.500	*2.600	3.000	2.600	*2.820	3.050	1.375
Boston, Mass.	3.250	2.850	*3.100	2.600	3.250	3.050	2.150
Buffalo, N. Y.	3.445	3.110	*3.350	2.875	3.365	3.150	¹ 2.360
Butte, Mont.	3.125	2.725	¹ 3.100	2.600	3.000	¹ 3.150	*2.010
Charleston, S. C.	2.500	2.250	2.750	2.000	2.600	2.750	1.150
Charleston, W. Va.	3.400	*2.950	3.000	2.500	3.000	3.050	*1.925
Charlotte, N. C.	2.850	2.175	2.600	1.750	2.250	2.625	1.175
Chattanooga, Tenn.	*3.275	2.700	3.000	2.450	3.000	3.000	1.550
Chicago, Ill.	*3.550	*3.275	3.330	3.125	*3.470	3.200	*2.500
Cincinnati, Ohio	3.400	3.150	*3.375	2.800	*3.275	¹ 3.125	2.200
Cleveland, Ohio	¹ 3.300	3.400	*3.425	3.075	3.400	3.300	2.650
Columbus, Ohio	3.400	2.850	3.180	2.600	3.000	3.150	2.000
Dallas, Texas	3.625	*2.875	3.000	2.750	3.438	¹ 3.100	1.500
Dayton, Ohio	3.470	2.950	3.340	2.820	3.120	3.250	2.130
Denver, Colo.	3.500	*2.975	3.000	*2.850	¹ 3.300	3.050	1.925
Des Moines, Iowa	3.650	2.900	3.050	2.625	3.000	3.200	2.150
Detroit, Mich.	¹ 3.480	3.100	3.350	2.975	3.360	*3.330	¹ 2.450
Duluth, Minn.	3.150	2.600	2.900	2.500	3.000	2.875	1.950
El Paso, Tex.	*3.350	*2.750	*3.100	*2.300	3.000	3.000	*1.500
Erie, Pa.	3.450	3.000	3.050	2.550	¹ 3.100	3.000	2.175
Grand Rapids, Mich.	3.350	2.775	3.100	2.500	3.100	3.250	2.050
Houston, Tex.	*3.625	*2.950	3.125	*2.750	3.250	3.100	*1.725
Indianapolis, Ind.	3.450	3.100	¹ 3.250	2.800	¹ 3.250	3.200	2.150
Jackson, Miss.	3.000	2.425	2.750	2.250	2.625	2.900	1.200
Jacksonville, Fla.	3.050	2.550	3.100	2.325	2.800	3.100	¹ 1.000
Kansas City, Mo.	3.625	2.850	*3.150	2.800	3.325	3.150	2.105
Knoxville, Tenn.	3.200	¹ 2.600	2.920	2.400	*3.000	3.000	1.550

See footnotes at end of table.

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Table 27.--Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Average Rate by City--Continued

(As of October 3, 1955)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
Little Rock, Ark.	\$3.400	\$2.500	\$2.875	\$2.250	\$2.940	\$3.000	*\$1.250
Los Angeles, Calif.	3.600	*2.900	3.250	2.900	*3.625	¹ 3.340	*2.200
Louisville, Ky.	3.400	3.000	3.150	2.650	3.210	*3.175	2.000
Madison, Wis.	3.150	2.700	3.060	2.600	3.070	3.025	2.200
Manchester, N. H.	3.250	2.575	2.625	2.150	3.250	2.775	2.000
Memphis, Tenn.	¹ 3.500	2.475	3.000	2.438	3.000	3.000	1.325
Miami, Fla.	3.175	2.820	3.050	*2.620	3.175	3.075	1.350
Milwaukee, Wis.	3.250	2.990	*3.050	2.600	¹ 3.120	3.050	2.225
Minneapolis, Minn.	3.325	2.900	3.000	2.750	*3.050	3.000	2.150
Mobile, Ala.	3.250	2.560	*3.075	*2.400	2.900	*3.200	1.560
Nashville, Tenn.	3.150	2.425	2.850	2.350	2.750	2.925	1.200
Newark, N. J.	3.850	*3.650	3.650	*3.350	3.850	3.500	2.800
New Haven, Conn.	3.250	2.750	*3.150	2.750	3.250	3.100	2.200
New Orleans, La.	3.175	2.600	3.025	2.275	2.800	3.000	1.475
New York, N. Y.	3.800	3.550	3.300	*3.075	3.850	*2.650	2.700
Norfolk, Va.	3.250	*2.250	2.900	2.260	2.925	2.925	1.250
Oakland, Calif.	*3.750	2.900	3.125	2.920	3.540	3.300	2.175
Oklahoma City, Okla.	3.500	*2.725	3.125	2.450	3.300	3.050	*1.800
Omaha, Nebr.	3.225	*2.775	3.150	*2.450	3.100	3.050	1.900
Peoria, Ill.	¹ 3.425	3.060	3.200	2.775	3.345	3.200	2.375
Philadelphia, Pa.	3.750	3.300	3.650	2.700	3.500	3.500	2.025
Phoenix, Ariz.	3.500	*2.850	*3.125	2.650	3.300	2.950	*2.100
Pittsburgh, Pa.	3.550	3.200	3.500	2.850	3.300	3.375	2.100
Portland, Maine	*3.150	2.375	2.600	1.800	2.900	2.775	1.850
Portland, Oreg.	3.400	2.750	2.950	2.550	3.150	3.050	2.230
Providence, R. I.	*3.325	2.625	2.750	2.360	¹ 3.200	¹ 3.000	1.975
Reading, Pa.	3.200	2.785	*3.100	2.400	3.075	3.000	1.850
Richmond, Va.	¹ 3.250	2.250	2.750	2.150	2.850	2.750	1.250
Rochester, N. Y.	3.335	3.100	3.200	2.890	3.335	3.050	2.340
Rock Island (Ill.) District ³ ..	3.275	2.800	*3.100	2.750	3.000	3.000	2.135
St. Louis, Mo.	3.450	3.150	*3.350	2.950	*3.425	¹ 3.300	2.200
St. Paul, Minn.	3.325	2.900	3.000	2.750	*3.150	3.000	2.150
Salt Lake City, Utah	3.125	2.600	2.875	2.500	3.125	*2.900	1.875
San Antonio, Tex.	3.250	*2.650	*3.000	2.375	3.175	¹ 2.900	1.300
San Diego, Calif.	3.500	*2.900	*3.150	2.820	3.500	¹ 3.340	*2.200
San Francisco, Calif.	*3.750	2.900	3.150	2.920	3.463	3.200	2.175
Sante Fe, N. Mex.	3.750	*2.750	3.000	2.375	3.000	¹ 2.975	*1.775
Savannah, Ga.	*2.950	*2.500	*3.000	2.250	¹ 2.500	*3.050	*1.250
Schenectady, N. Y.	3.250	2.925	*3.250	2.500	3.250	3.050	*2.175
Scranton, Pa.	3.125	2.675	3.000	2.375	3.000	*3.000	1.950
Seattle, Wash.	*3.400	2.660	*3.100	2.630	3.150	3.100	2.250
South Bend, Ind.	3.500	2.800	*3.000	2.600	3.025	2.960	*2.095
Spokane, Wash.	*3.400	2.750	3.000	2.630	*3.200	3.100	2.150
Springfield, Mass.	3.125	2.775	3.050	2.550	3.125	3.000	1.925
Syracuse, N. Y.	3.350	*2.945	*3.350	2.600	*3.225	3.080	*2.175
Tampa, Fla.	2.950	2.400	3.000	2.175	2.950	*2.900	1.175
Toledo, Ohio	3.385	3.175	3.275	2.895	3.275	3.275	2.395
Tulsa, Okla.	3.500	2.775	3.125	2.750	3.250	3.135	1.750
Washington, D. C.	3.500	3.125	*3.500	2.950	3.450	*3.410	2.000
Wichita, Kans.	3.500	2.713	3.100	2.375	*3.125	3.060	1.863
Worcester, Mass.	3.150	2.780	2.950	2.500	3.150	2.850	2.130
York, Pa.	*3.125	2.450	3.000	2.150	2.750	*2.805	1.725
Youngstown, Ohio	3.450	3.125	3.225	2.850	3.200	3.125	2.275

Source: Department of Labor.

² Represents an increase in rates between July 1, 1955 and October 3, 1955.¹ Indicates correction of rate reported for previous quarter.³ Includes Rock Island and Moline, Ill., and Davenport, Iowa.

Part VI--Materials

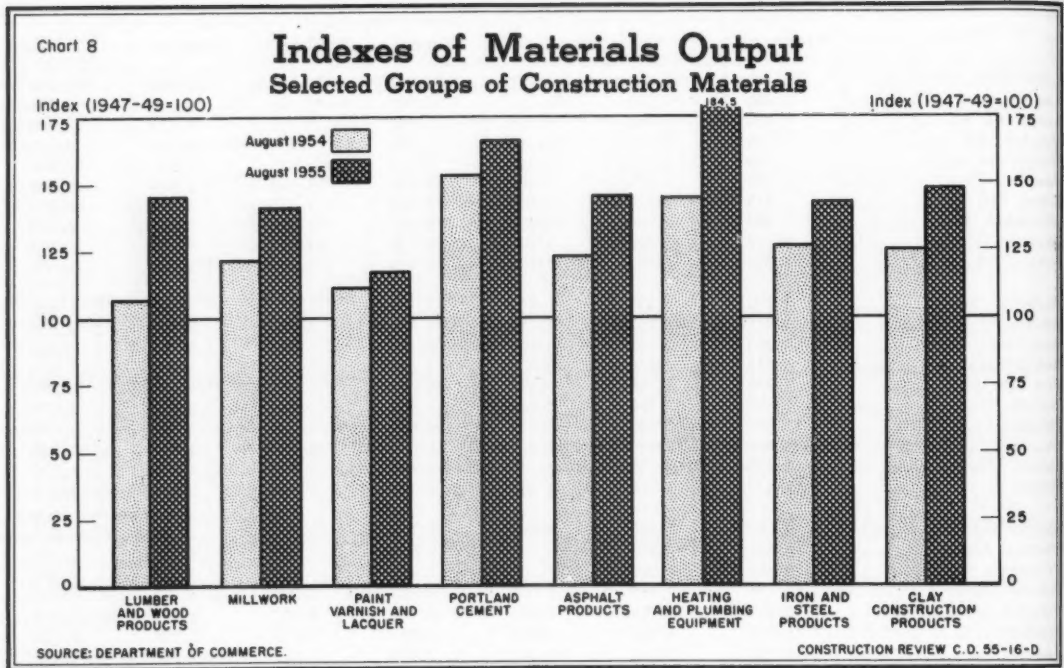


Table 28.--Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

Materials group	Monthly Indexes												
	1954					1955							
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.
Lumber and wood products....	107.6	126.6	133.5	127.5	124.9	117.7	116.7	136.4	129.9	136.6	142.3	119.6	146.0
Millwork	122.0	144.5	143.5	131.8	134.8	131.4	131.0	155.2	140.3	128.7	135.9	108.8	141.7
Paint, varnish, and lacquer	111.5	104.9	93.4	86.9	75.6	94.3	86.6	114.1	117.3	127.3	133.6	110.7	117.6
Portland cement	153.6	152.8	154.9	142.6	133.3	121.0	105.3	133.6	148.5	161.7	160.1	163.5	166.7
Asphalt products	123.2	143.5	122.0	104.6	68.0	71.6	79.8	125.3	125.1	121.3	146.8	107.0	146.1
Heating and plumbing equipment	145.3	155.8	158.8	127.6	112.5	115.9	114.9	141.2	129.5	130.3	143.8	140.6	184.5
Iron and steel products	126.9	124.3	121.3	105.6	97.6	104.5	104.5	130.1	133.5	136.2	154.2	127.6	143.9
Clay construction products..	125.1	126.6	123.3	123.7	120.6	112.8	108.1	132.2	126.0	135.0	145.6	134.3	148.6
Quarterly Indexes													
1954									1955				
First quarter			Second quarter		Third quarter		Fourth quarter		First quarter		Second quarter		
Gypsum products	132.8			152.3		158.9		162.2		168.9		173.7	
Plumbing fixtures	102.7			100.9		101.4		123.1		133.5		139.1	

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms shown in notes to the tables following.

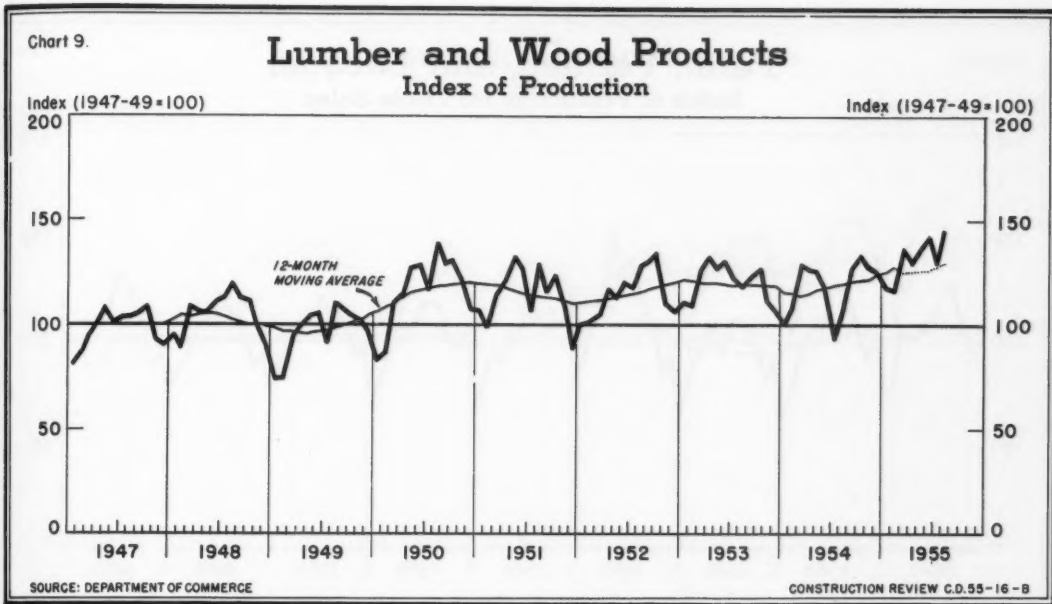


Table 29.--Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks	Production	Shipments	Stocks	Production		
1947-49 average.....	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1952.....	30,477	30,578	4,980	1,004,117	1,001,672	86,938	3,051	879,655	396,219
1953.....	31,072	30,318	5,756	1,004,558	1,010,972	73,449	3,704	952,562	423,428
1954.....	29,296	29,798	5,275	1,145,118	1,139,091	68,425	3,825	1,015,813	493,258
12 months ending:									
May 1955.....	30,012	30,671	--	1,221,281	1,226,604	--	4,190	1,083,748	514,830
June 1955.....	30,499	31,019	--	1,240,799	1,243,223	--	4,339	1,075,468	517,530
July 1955.....	30,938	31,355	--	1,250,040	1,249,777	--	4,518	1,081,160	520,810
August 1955.....	31,659	31,906	--	1,262,397	1,259,025	--	4,726	1,093,979	525,501
1954:									
August.....	2,317	2,411	5,161	101,799	104,247	59,768	207	89,862	41,791
September.....	2,650	2,656	5,153	104,340	104,572	56,859	332	88,860	42,409
October.....	2,715	2,693	5,175	104,788	105,116	56,456	393	96,961	43,268
November.....	2,553	2,473	5,254	102,146	98,488	59,874	395	89,164	43,744
December.....	2,499	2,479	5,275	102,284	92,910	68,425	393	84,239	38,535
1955:									
January.....	2,309	2,311	5,238	97,476	98,885	64,016	393	94,753	43,641
February.....	2,320	2,293	5,284	93,925	94,946	62,945	389	86,784	39,722
March.....	2,734	2,819	5,205	110,093	111,090	61,076	444	97,328	46,368
April.....	2,629	2,754	5,121	104,293	108,160	55,183	413	87,850	44,844
May.....	2,802	2,827	5,107	109,546	109,787	55,200	409	92,160	46,759
June.....	2,946	3,047	5,007	116,072	116,682	53,454	429	81,597	45,579
July.....	2,464	2,592	4,869	103,278	104,894	51,788	321	91,602	44,170
August.....	3,038	2,962	4,952	114,156	113,495	52,424	415	102,681	46,482
Percent change									
August 1954-55.....	+31	+23	-4	+12	+9	-12	+100	+14	+11
First 8 mos., 1954-55.....	+13	+11	--	+16	+16	--	+39	+12	+10

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census.

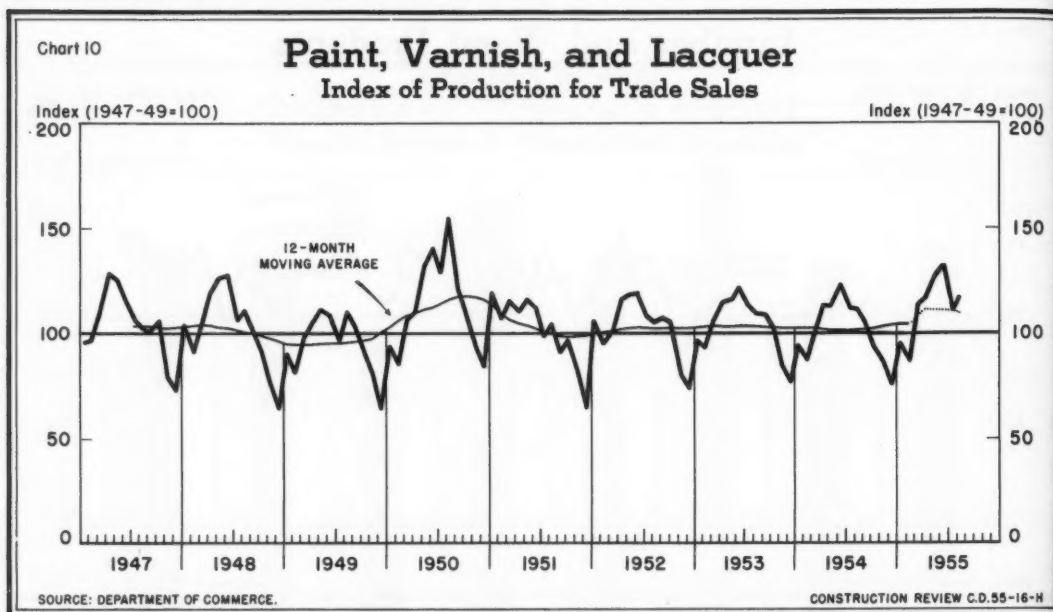


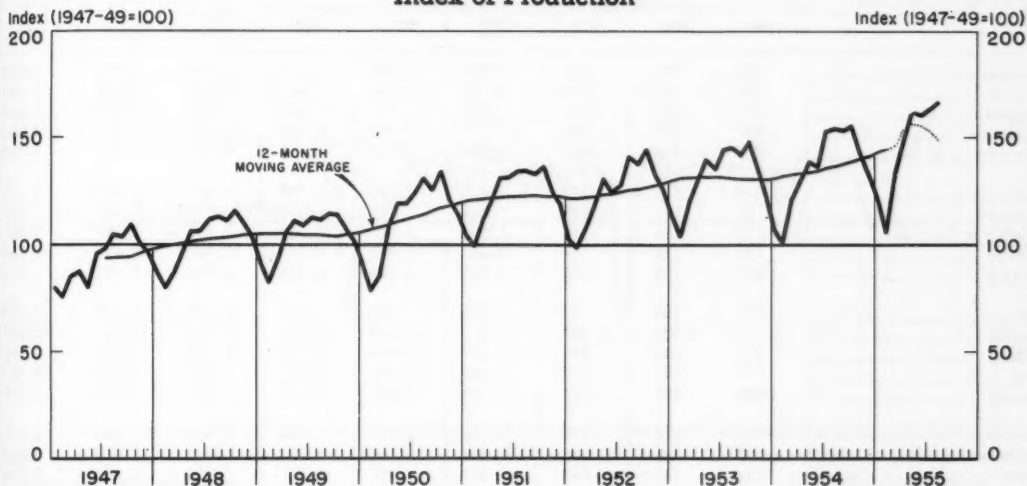
Table 30.--Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)					Production for trade sales (Thousands of gallons)
	Douglas fir doors (panel type)	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average.....	5,658	3,780	3,172	11,246	4,152	266,701
Year: 1952.....	5,288	2,417	4,373	10,514	4,543	274,992
1953.....	4,070	2,487	4,783	11,419	5,072	276,326
1954.....	3,522	2,285	5,940	11,054	5,791	271,235
12 months ending:						
May 1955.....	3,556	2,396	6,835	12,624	6,655	277,399
June 1955.....	3,507	2,379	6,915	12,761	6,927	279,451
July 1955.....	3,606	2,385	6,958	12,862	7,065	279,174
August 1955.....	3,764	2,368	6,963	13,106	7,271	280,544
1954: August.....	71	220	608	919	498	24,777
September.....	342	235	593	1,247	634	23,309
October.....	346	229	591	1,227	629	20,752
November.....	377	191	553	1,128	518	19,320
December.....	383	209	560	1,124	537	16,775
1955: January.....	362	196	562	1,017	527	20,969
February.....	355	184	565	1,061	522	19,254
March.....	415	236	657	1,181	653	25,370
April.....	301	187	646	987	591	26,072
May.....	254	182	554	1,050	606	28,285
June.....	216	182	579	1,104	720	29,694
July.....	184	133	490	817	537	24,597
August.....	229	203	613	1,163	704	26,147
Percent change						
August 1954-55.....	+223	- 8	+ 1	+27	+41	+ 6
First 8 mos., 1954-55.....	+12	+ 6	+28	+32	+40	+ 5

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Fir Door Institute, the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census.

Chart II.

Portland Cement Index of Production



SOURCE: DEPARTMENT OF COMMERCE.

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Table 31.--Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Pro- duction	Ship- ments	Stocks	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹	Gypsum lath ¹
	Portland cement								
1947-49 average	200, 607	199, 306	11, 922	61, 252	3, 365	2, 811	17, 087	2, 478	2, 075
Year: 1952	249, 091	251, 137	15, 964	57, 938	1, 858	2, 718	23, 577	3, 457	2, 315
1953	264, 022	260, 889	19, 231	56, 703	1, 557	2, 794	25, 778	3, 757	2, 435
1954	271, 277	274, 096	16, 722	58, 648	1, 447	2, 297	28, 531	4, 217	2, 484
12 months ending:									
May 1955	283, 672	285, 459	--	63, 174	1, 399	2, 218	31, 564		
June 1955	287, 653	288, 087	--	63, 640	1, 357	2, 226	32, 224	4, 475	2, 690
July 1955	289, 503	289, 852	--	63, 614	1, 333	2, 193	32, 206		
August 1955	291, 666	292, 848	--	64, 734	1, 310	2, 186	32, 962		
1954: August	25, 698	28, 887	14, 408	6, 029	147	260	2, 460		
September	25, 522	29, 032	10, 907	7, 062	153	256	3, 036	1, 079	689
October	25, 887	27, 134	9, 667	6, 088	144	221	2, 436		
November	23, 826	22, 766	10, 732	5, 108	125	159	2, 360	1, 144	642
December	22, 290	16, 347	16, 722	3, 094	86	97	1, 852		
1955: January	20, 231	13, 520	23, 434	3, 190	85	93	2, 091		
February	17, 612	14, 031	27, 018	3, 264	79	108	2, 711	1, 181	683
March	22, 409	22, 941	26, 486	5, 533	125	161	3, 758		
April	24, 847	25, 295	26, 039	6, 099	98	172	2, 977		
May	27, 066	29, 172	23, 610	5, 972	91	227	2, 568	1, 200	724
June	26, 783	31, 260	18, 828	6, 950	109	233	3, 647		
July	27, 332	29, 467	16, 720	5, 225	91	200	2, 512		
August	27, 861	31, 883	12, 705	7, 149	124	253	3, 216	(2)	(2)
Percent change									
August 1954-55	+ 8	+10	-12	+19	-16	- 3	+31	--	--
First 8 mos., 1954-55	+12	+10	--	+16	-15	- 7	+24	--	--

Source: Table compiled by Department of Commerce (BDCA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.

¹ Data reported on quarterly basis.² Not yet available.

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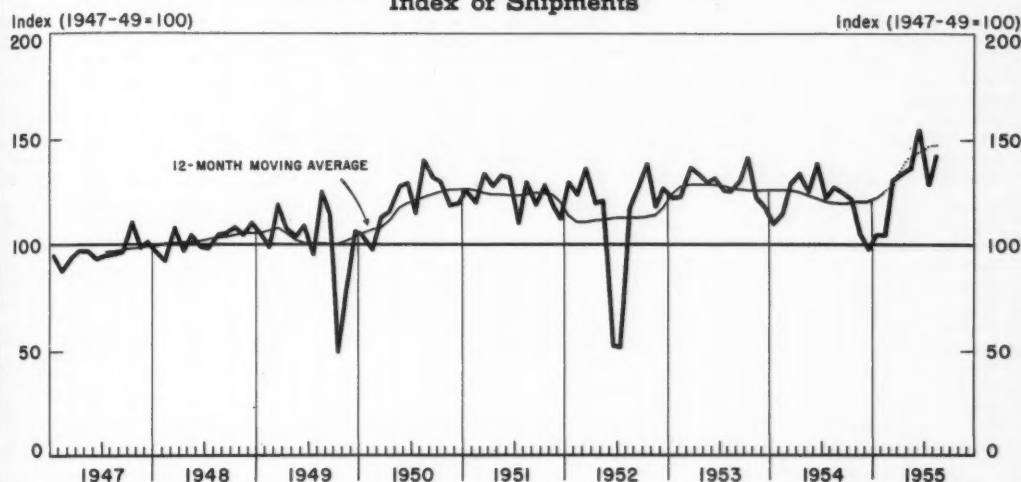
Table 32.--Portland Cement: Destination of Shipments, by State

State	1955			Calendar year			12 months ending--		
	May	June	July	1952	1953	1954	May 1955	June 1955	July 1955
Alabama	319	329	323	3,883	4,260	3,943	3,945	3,902	3,930
Arizona	226	196	134	2,119	2,433	2,215	2,310	2,320	2,287
Arkansas	273	253	211	1,940	1,762	1,894	2,583	2,617	2,664
California	2,837	2,973	2,784	25,367	27,737	28,528	30,258	30,633	30,936
Colorado	332	371	340	2,826	2,941	3,285	3,308	3,257	3,388
Connecticut	386	374	319	2,977	3,194	3,258	3,364	3,445	3,493
Delaware	97	139	135	861	902	910	975	1,007	996
District of Columbia	135	136	119	1,156	1,249	1,324	1,370	1,381	1,367
Florida	759	723	732	6,680	7,487	8,354	9,047	9,099	9,193
Georgia	457	474	455	4,161	4,644	4,441	4,602	4,631	4,777
Idaho	107	109	97	1,116	986	1,215	1,189	1,157	1,093
Illinois	1,526	1,603	1,567	13,327	13,439	14,973	15,136	14,925	14,874
Indiana	730	894	878	6,207	6,568	6,724	6,945	7,053	7,180
Iowa	759	761	674	4,890	4,941	5,863	6,061	6,113	6,062
Kansas	808	825	794	5,939	5,801	6,576	7,049	7,146	7,373
Kentucky	333	347	390	3,621	3,354	3,026	2,989	3,008	3,100
Louisiana	589	686	555	5,869	5,728	6,292	6,513	6,618	6,692
Maine	111	104	101	692	894	857	966	1,042	1,034
Maryland	509	461	476	4,363	4,676	4,447	4,606	4,620	4,626
Massachusetts	631	580	488	4,347	4,351	4,180	4,587	4,863	4,893
Michigan	1,521	1,653	1,556	11,255	12,716	13,076	13,681	13,813	13,909
Minnesota	761	737	678	4,748	4,968	5,500	6,028	5,932	5,915
Mississippi	176	208	181	1,705	1,696	1,732	1,788	1,811	1,844
Missouri	674	865	806	6,319	6,796	7,556	7,528	7,518	7,589
Montana	96	125	101	1,358	949	1,019	980	961	944
Nebraska	479	504	407	2,629	3,384	3,724	3,846	3,886	3,849
Nevada	65	73	81	625	618	842	784	776	786
New Hampshire	130	179	154	451	549	827	929	1,055	1,103
New Jersey	991	1,020	924	8,084	8,581	9,164	9,079	9,254	9,277
New Mexico	184	194	168	1,645	1,860	2,111	2,167	2,156	2,159
New York	2,141	2,373	2,065	16,905	19,134	20,290	20,428	20,876	20,455
North Carolina	491	452	392	3,896	3,715	4,009	4,230	4,271	4,276
North Dakota	110	146	150	1,062	1,148	1,161	1,242	1,188	1,127
Ohio	1,923	2,269	2,210	13,021	14,286	16,003	16,603	17,192	17,586
Oklahoma	419	423	409	4,677	4,158	4,364	4,488	4,452	4,518
Oregon	239	248	255	2,902	2,445	2,081	2,181	2,214	2,251
Pennsylvania	1,673	1,871	1,740	15,055	15,234	15,108	15,437	15,697	15,692
Rhode Island	88	98	99	1,015	857	685	690	734	758
South Carolina	255	225	204	2,961	2,217	1,993	2,022	2,066	2,096
South Dakota	107	125	127	1,113	1,246	1,116	1,143	1,107	1,127
Tennessee	433	464	448	4,702	4,856	4,683	4,616	4,612	4,651
Texas	1,745	1,833	1,675	17,249	16,158	19,081	20,351	20,378	20,316
Utah	197	197	177	1,343	1,343	1,508	1,594	1,614	1,649
Vermont	40	45	33	321	300	242	255	280	279
Virginia	460	475	421	4,652	4,701	4,474	4,611	4,626	4,619
Washington	561	603	558	4,954	5,413	5,684	5,897	5,945	5,939
West Virginia	168	198	193	1,791	1,921	2,379	2,178	2,066	1,935
Wisconsin	672	732	703	5,673	6,127	5,840	6,114	6,041	6,109
Wyoming	63	65	64	561	538	585	569	563	575

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

Chart 12.

Iron and Steel Products Index of Shipments



SOURCE: DEPARTMENT OF COMMERCE

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Table 33.--Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Shipments	Bookings	Back-log ¹
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe		Rigid steel conduit				Fabricated structural steel
							Pressure	Soil				
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,248	2,105	--
Year: 1952.....	2,882	1,813	1,961	651	235	1,454	1,312	651	225	2,664	2,504	1,033
1953.....	3,507	1,849	2,291	529	343	1,954	1,286	677	221	3,117	2,787	1,010
1954.....	2,595	1,751	2,363	567	388	1,196	1,376	744	228	3,136	2,510	743
12 months ending:												
May 1955.....	2,395	1,897	2,567	620	368	1,031	1,481	814	255	2,936	2,820	--
June 1955.....	2,468	1,895	2,614	639	372	1,050	1,497	831	256	2,928	2,919	--
July 1955.....	2,552	1,904	2,605	641	378	1,074	1,528	839	268	2,882	3,025	--
August 1955.....	2,635	1,949	2,640	644	370	1,091	1,557	856	266	2,877	3,143	--
1954: August.....	232	152	207	53	40	71	127	68	23	272	193	822
September.....	225	151	210	55	26	63	124	71	22	265	207	797
October.....	203	150	209	49	38	59	130	68	22	258	212	763
November.....	132	138	197	43	31	49	118	65	23	230	195	730
December.....	92	123	206	32	28	40	111	55	20	224	197	743
1955: January.....	119	116	211	49	21	97	101	61	19	226	241	781
February.....	135	128	199	51	27	103	95	67	20	213	234	802
March.....	254	161	239	61	29	122	130	83	23	228	285	877
April.....	253	184	239	62	27	118	146	76	19	242	270	881
May.....	265	215	236	63	40	121	169	75	21	223	303	938
June.....	348	209	247	74	39	127	147	84	23	282	318	991
July.....	296	177	205	49	32	104	129	67	35	219	369	1,009
August.....	315	197	242	56	32	88	156	85	21	267	311	1,060
Percent change												
August 1954-55.....	+36	+30	+17	+6	-20	+24	+23	+25	-9	-2	+61	+29
First 8 mos., 1954-55.....	+2	+17	+18	+20	-8	-11	+20	+23	+27	-12	+37	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. ¹ Scheduled for fabrication in the next 4 months.

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Table 34.—Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million brick)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1952	5,889	5,642	977	994	1,649	1,548	413	389	132,085	123,267
1953	5,875	5,771	990	922	1,655	1,563	456	444	137,429	134,375
1954	6,153	6,119	953	895	1,702	1,636	457	444	141,066	139,515
12 months ending:										
May 1955	6,549	6,564	902	870	1,769	1,722	453	441	156,659	157,254
June 1955	6,649	6,660	892	863	1,797	1,769	449	439	161,105	162,581
July 1955	6,734	6,713	881	854	1,814	1,787	444	435	164,073	165,852
August 1955	6,828	6,806	870	854	1,838	1,818	443	435	168,967	170,453
1954: August	583	587	84	81	149	162	40	40	11,610	12,368
September	576	589	81	77	156	158	38	38	12,399	12,756
October	561	571	81	79	148	153	37	38	12,308	12,272
November	557	549	80	72	149	140	40	38	12,477	12,222
December	519	464	69	64	151	122	42	39	12,880	12,358
1955: January	468	412	66	64	132	101	36	33	13,973	13,258
February	446	405	65	60	134	109	33	33	13,111	12,528
March	563	568	72	69	163	149	40	39	15,338	15,807
April	569	605	65	70	143	147	32	31	14,550	14,820
May	614	652	68	72	157	178	34	34	15,077	15,491
June	654	684	77	77	179	197	37	38	15,936	16,936
July	623	627	73	70	152	171	35	34	14,414	15,036
August	677	680	73	81	173	193	39	40	16,504	16,969
Percent change										
August, 1954-55	+16	+16	-13	(1)	+16	+19	-3	(1)	+42	+37
First 8 mos., 1954-55	+17	+17	-13	-7	+12	+17	-4	-3	+31	+34

Source: Table compiled by Department of Commerce (BDSD) from data reported by the Bureau of the Census.

¹ Change of less than one-half of 1 percent.

Table 35.—Clay Construction Products: Production and Shipments, by Census Region ¹

Census region	PRODUCTION				SHIPMENTS			
	August 1955		First 8 months 1955		August 1955		First 8 months 1955	
	Quantity	Percent change from Aug. 1954	Quantity	Percent change, 1954-55	Quantity	Percent change from Aug. 1954	Quantity	Percent change, 1954-55
Brick, common and face (thousands)								
U. S. TOTAL	677,449	+16	4,614,553	+17	680,758	+16	4,635,367	+17
New England	12,033	-19	82,353	+4	12,622	+6	76,053	+1
Middle Atlantic	105,396	+4	713,581	+1	113,857	+12	741,635	+8
East North Central	154,966	+13	1,053,329	+13	154,277	+4	1,042,816	+11
West North Central	37,158	+33	242,762	+32	38,494	+35	232,457	+27
South Atlantic	161,491	+22	1,137,501	+21	164,239	+24	1,173,258	+25
East South Central	62,418	+22	433,001	+21	65,630	+25	438,081	+21
West South Central	79,111	+36	555,797	+28	73,659	+21	528,181	+22
Mountain	22,445	+22	159,944	+25	21,040	(2)	154,097	+17
Pacific	42,431	+2	236,475	+31	36,940	+25	248,789	+26
Structural clay tile (tons)								
U. S. TOTAL	73,397	-13	559,851	-13	80,663	(2)	562,638	-7
Middle Atlantic	7,503	-5	55,133	-1	8,123	-6	57,822	+7
East North Central	12,736	-1	91,322	+10	14,758	+24	96,679	+14
West North Central	10,371	-35	76,298	-33	12,086	-29	75,075	-27
South Atlantic	13,284	-13	101,194	-19	16,677	+21	111,084	(2)
East South Central	5,869	-19	46,820	-27	6,565	+6	48,934	-12
West South Central	21,663	-3	174,426	-1	20,253	-2	158,635	-8
Mountain & Pacific	1,971	-41	14,658	-41	2,201	-23	14,229	-32
Vitrified clay sewer pipe (tons)								
U. S. TOTAL	173,326	+17	1,233,237	+12	193,115	+19	1,243,921	+17
Middle Atlantic	19,135	+12	132,366	+4	19,234	-3	144,225	+12
East North Central	74,725	+23	500,214	+16	84,009	+25	512,096	+20
West North Central	16,548	+3	131,146	+5	18,792	+5	132,487	+4
South Atlantic	14,781	+53	100,185	+30	15,320	+57	101,574	+32
E. & W. South Central	20,914	+2	163,179	+5	25,206	+20	161,541	+13
Mountain	4,662	+13	28,607	-3	4,762	+15	27,512	-2
Pacific	22,561	+12	177,540	+16	25,792	+14	183,721	+23

Source: Table compiled by Department of Commerce (BDSD) from data reported by the Bureau of the Census.

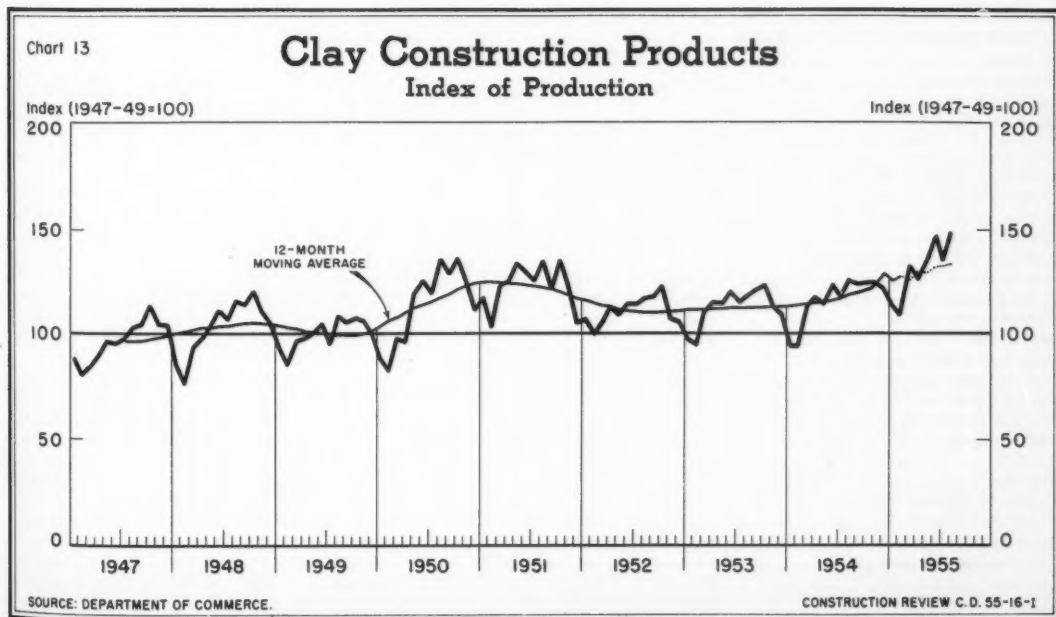
¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

² Change of less than one-half of 1 percent.

Table 36.--Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousands square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners ¹ (Thousands of units)
	Shipments	Stocks	Shipments	Stocks	Shipments	Stocks	Shipments	Stocks	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1952	1,996	74	36,898	3,859	928	106	548	59	505
1953	2,274	128	31,667	4,650	997	148	552	108	541
1954	2,236	103	28,386	5,434	1,132	130	550	74	494
12 months ending:									
May 1955	2,444	--	28,518	--	1,239	--	587	--	538
June 1955	2,456	--	28,518	--	1,261	--	585	--	534
July 1955	2,476	--	28,446	--	1,277	--	582	--	538
August 1955	2,533	--	--	--	1,311	--	581	--	529
1954: August	203	90	3,315	6,765	130	153	58	92	56
September	201	87	3,217	6,478	148	133	68	75	62
October	198	91	3,354	5,915	138	122	76	63	69
November	176	95	2,700	5,400	108	121	60	59	42
December	163	103	1,956	5,434	81	130	45	74	29
1955: January	200	97	1,675	5,876	85	137	39	76	39
February	215	94	1,970	6,106	80	145	38	81	39
March	249	103	2,419	6,416	87	176	41	81	39
April	232	94	2,035	6,991	92	189	40	82	39
May	217	123	1,732	7,898	100	200	39	83	40
June	215	111	2,208	7,903	117	213	39	85	41
July	207	91	1,865	(2)	108	194	38	87	44
August	260	69	(2)	(2)	164	187	57	85	47
Percent change									
August 1954-55	+28	-23	--	--	+26	+22	-2	-8	-16
First 8 mos., 1954-55	+19	--	--	--	+27	--	+9	--	+12

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. ¹ Sold separately. ² Not yet available.



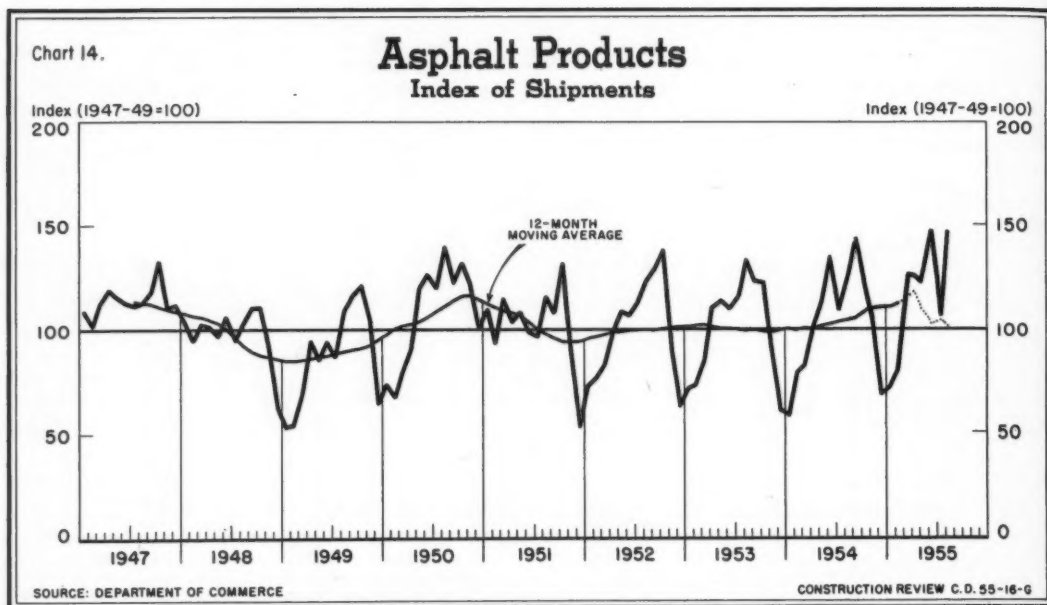


Table 37.--Imports and Exports of Selected Construction Materials

Item	Unit of quantity	IMPORTS				EXPORTS			
		Year		First 6 months		Year		First 6 months	
		1953	1954	1954	1955	1953	1954	1954	1955
LUMBER, MILLWORK, & WOOD PRODUCTS:									
Softwoods	MM bd. ft.	2,527	2,855	1,118	1,618	472	590	313	337
Hardwood flooring	M bd. ft.	4,087	4,629	2,128	3,716	17,970	18,955	8,426	10,733
Wood doors	Units	348,095	249,796	104,000	121,000	22,159	22,762	13,244	15,660
Wood window sash ¹	Units	--	--	--	--	11,587	6,915	4,077	11,638
Wallboard (hardboard)	Tons	2,058	391	648	351	4,266	5,067	2,127	3,142
Insulating wallboard	Tons	4,031	3,706	1,972	2,467	17,166	18,658	9,976	9,729
Insulation, flexible, wood and vegetable fiber ¹	Tons	--	--	--	--	1,227	861	471	468
Softwood plywood, interior ¹	M sq. ft.	951	2,164	1,127	5,439	5,473	4,112	3,216	833
Softwood plywood, exterior ¹	M sq. ft.					4,175	2,570	1,238	3,046
CEMENT, GYPSUM, & ASBESTOS:									
Portland cement	M bbls.	383	448	103	1,470	2,093	1,448	723	476
Asbestos construction materials	Tons	1,092	4,168	96	5,502	14,809	15,056	6,036	8,574
Gypsum board and lath ¹	M sq. ft.	--	--	--	--	45,767	20,969	11,514	3,217
Asphalt tile ¹	M sq. yds.	--	--	--	--	1,844	2,263	1,091	1,228
IRON AND STEEL PRODUCTS:									
Cast-iron pipe, pressure ¹	Tons	3,721	5,941	2,303	6,745	26,554	21,490	9,862	7,832
Cast-iron pipe, soil ¹	Tons					8,459	10,770	2,531	1,997
Concrete reinforcing bars	Tons	107,819	164,099	23,145	55,284	53,354	29,856	13,518	43,557
Steel piling	Tons	5,807	1,814	1,444	5,480	10,588	21,369	8,173	5,068
Rails	Tons	2,004	3,511	1,589	1,374	190,903	96,595	84,064	27,581
Line pipe ¹	Tons	--	--	--	--	180,283	155,108	93,699	22,790
Fabricated structural steel ¹	Tons	--	--	--	--	61,604	48,179	24,005	37,075
Gas water heaters ¹	Units	--	--	--	--	22,996	27,154	12,213	13,852
CLAY PRODUCTS:									
Clay building and paving bricks	M brick	4,396	4,696	2,192	26,339	38,901	45,541	19,217	19,743
Clay floor and wall tiles	M sq. ft.	3,937	5,311	2,329	1,064	5,208	6,087	3,109	3,594
Hollow building tile ¹	Tons	--	--	--	--	19,044	20,709	8,561	8,239
Clay sewer pipe and drain tile ¹	Tons	--	--	--	--	7,270	8,655	3,410	3,445

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. ¹ Data for imports not available in same detail as for exports.

Part VII--Employment

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Table 38.--Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting, and decorating	Electrical work	Other trades			
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	153.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,527.0	2,021.0	848.8	1,172.7	283.4	141.4	156.5	591.5	506.0	217.4	288.2
1954 Aug.	2,735.0	2,151.0	915.2	1,236.2	293.1	160.2	158.6	624.3	584.0	268.4	315.5
Sept.....	2,698.0	2,129.0	897.6	1,231.1	291.4	157.0	155.0	627.7	569.0	262.1	306.9
Oct.....	2,652.0	2,099.0	877.2	1,221.9	291.1	148.4	155.5	626.9	553.0	252.6	300.7
Nov.	2,598.0	2,074.0	862.6	1,211.7	288.1	144.2	155.4	624.0	524.0	231.2	292.6
Dec.	2,426.0	1,975.0	801.9	1,173.4	283.1	135.5	153.7	601.1	451.0	186.0	265.2
1955: Jan.	2,237.0	1,839.0	733.3	1,106.1	270.6	121.6	148.5	565.4	398.0	152.6	244.9
Feb.	2,169.0	1,780.0	694.6	1,085.6	264.7	121.7	144.6	554.6	389.0	147.4	241.2
Mar.	2,255.0	1,844.0	723.9	1,119.9	266.3	129.2	143.6	580.8	411.0	161.9	249.0
Apr.	2,399.0	1,935.0	759.8	1,174.8	272.5	140.2	143.8	618.3	464.0	196.4	267.3
May	2,526.0	2,013.0	789.9	1,222.8	279.3	147.8	145.6	650.1	513.0	234.7	278.6
June	2,615.0	2,067.0	819.7	1,247.2	284.0	153.5	148.5	661.2	548.0	262.3	286.1
July.....	2,701.0	2,134.0	855.5	1,278.8	289.9	161.5	150.1	677.3	567.0	272.3	295.1
Aug.	2,733.0	2,160.0	863.6	1,296.7	295.3	165.1	149.4	686.9	573.0	278.5	294.4
Percent change											
July-Aug. 1955..	+1.2	+1.2	+0.9	+1.4	+1.9	+2.2	-0.5	+1.4	+1.1	+2.3	-0.2
Aug., 1954-55 ..	- .1	+ .4	-5.6	+4.9	+ .8	+3.1	-5.8	+10.0	-1.9	+3.8	-6.7

Source: Department of Labor.

Table 39.--Contract Construction: Indexes of Employment (Seasonally Adjusted), and Indexes of Weekly Man-Hours

(1947-49 = 100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
INDEXES OF EMPLOYMENT (seasonally adjusted) ¹													
1948	100.8	95.8	98.2	100.1	101.6	103.9	104.6	105.2	105.6	106.0	106.9	107.0	103.1
1949	105.7	103.2	102.0	101.2	101.0	101.3	102.6	103.5	104.5	104.2	104.1	101.8	102.9
1950	100.8	99.9	100.1	103.3	106.3	111.1	114.4	116.5	117.6	119.0	119.7	117.5	110.9
1951	120.1	119.9	122.2	123.3	123.4	124.3	125.2	125.6	125.1	126.2	123.9	124.6	123.8
1952	123.6	124.8	123.1	123.0	123.5	125.8	126.4	127.1	127.5	125.9	126.0	125.2	125.2
1953	124.4	124.7	124.7	124.0	123.5	123.4	124.1	124.5	125.8	126.2	125.2	124.1	124.6
1954	119.0	120.7	122.1	121.3	120.8	120.1	120.4	120.3	119.8	118.9	119.8	117.6	120.0
1955	116.8	114.5	117.7	118.7	120.0	119.4	121.0	120.2					
INDEXES OF WEEKLY MAN-HOURS													
1948	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954	95.5	102.8	106.4	112.1	118.2	124.6	127.5	129.8	123.8	123.5	118.2	108.9	115.9
1955	96.0	92.4	100.6	106.1	117.2	122.3	128.7	129.1					

Source: Department of Labor.
Federal Reserve Board.

¹ Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the

CONSTRUCTION REVIEW

Table 40.--Contract Construction: Employment, by State

State	Number of employees (in thousands)											Percent change, August 1954-55
	1955								1952	1953	1954	
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
Alabama	29.2	29.9	31.1	31.7	32.9	33.2	33.9	34.1	42.2	36.3	31.9	+7
Arizona	15.1	15.0	15.9	16.0	16.4	16.1	16.2	15.7	15.9	16.4	16.4	-4
Arkansas ¹	13.5	14.4	15.5	15.8	15.7	16.2	17.0	17.3	27.6	21.1	17.1	+1
California	243.9	249.6	255.4	262.5	268.3	277.7	283.0	290.3	267.6	268.1	260.9	+11
Colorado	22.2	21.1	22.1	24.1	25.6	27.6	26.8	27.2	31.7	28.8	26.8	+1
Connecticut ²	38.2	36.3	37.6	41.4	45.5	48.0	49.5	49.3	45.5	44.2	43.0	+15
Delaware ³	--	--	--	--	--	--	--	--	--	--	--	--
District of Columbia ..	17.0	16.6	17.1	18.2	18.7	18.3	18.1	18.9	19.3	19.4	19.3	-2
Florida	78.7	77.8	78.4	79.2	79.7	81.2	84.4	87.7	76.4	82.1	84.8	+3
Georgia	49.7	50.1	52.3	52.6	54.5	56.9	57.1	57.3	50.1	55.5	46.6	+23
Idaho	5.6	5.5	6.3	7.4	8.5	10.0	10.1	10.6	11.7	10.8	10.7	-1
Illinois	146.1	139.6	145.5	154.7	167.7	171.8	175.2	176.9	178.2	178.5	180.2	-2
Indiana	56.3	54.0	57.9	63.2	66.9	72.6	77.1	79.4	72.5	69.4	64.3	+23
Iowa	25.4	23.8	25.9	29.6	33.3	37.5	38.5	38.8	36.9	39.7	36.8	+5
Kansas ¹	29.2	28.2	32.7	35.5	36.0	38.2	40.0	41.6	41.3	40.9	40.8	+2
Kentucky ³	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana	44.0	44.3	45.3	45.5	45.8	47.2	47.4	47.8	59.4	60.8	55.6	-14
Maine	10.7	9.9	9.7	11.4	14.6	15.3	15.8	15.6	13.8	14.0	14.7	+6
Maryland	53.6	51.6	55.9	59.5	62.4	63.4	66.0	66.8	66.4	64.3	63.4	+5
Massachusetts	66.5	61.9	66.4	73.9	79.4	83.6	86.7	87.1	79.6	79.6	76.6	+14
Michigan	101.6	96.6	95.1	100.1	106.2	108.1	106.7	111.8	119.8	119.9	127.5	-12
Minnesota	45.2	42.7	42.9	49.2	58.6	65.3	67.9	71.6	58.7	57.0	61.7	+16
Mississippi	16.2	15.9	16.8	17.2	19.1	19.0	18.9	19.1	22.6	21.7	17.3	+10
Missouri	60.1	60.6	65.7	67.6	68.3	71.2	76.3	75.3	68.1	63.7	73.0	+3
Montana	6.6	6.5	6.5	7.5	10.1	10.7	11.7	12.6	13.5	11.1	12.5	+1
Nebraska	15.8	15.7	16.9	19.7	23.0	23.8	25.5	(3)	21.6	24.0	24.0	--
Nevada ¹	7.9	8.7	9.7	9.1	9.6	9.7	10.4	10.6	7.8	8.8	10.0	+6
New Hampshire ¹	8.3	7.4	7.7	8.9	9.7	10.4	10.7	10.4	8.3	7.9	10.3	+1
New Jersey	86.5	80.1	86.6	94.0	101.9	104.4	108.2	110.1	101.8	99.2	101.8	+8
New Mexico ¹	13.0	13.2	13.9	14.7	15.5	16.1	16.0	16.0	14.8	15.6	14.7	+9
New York	202.9	194.6	203.1	217.7	232.9	240.0	248.0	249.9	235.6	213.2	254.3	-2
North Carolina	43.5	42.5	44.4	44.8	47.3	48.7	48.1	48.0	58.6	56.4	49.5	-3
North Dakota	6.3	5.9	6.0	8.2	10.3	12.2	12.2	12.7	12.2	12.6	14.0	-9
Ohio	130.0	122.1	127.4	136.9	145.3	154.3	163.5	165.8	158.5	168.6	167.3	-1
Oklahoma	27.5	28.2	29.5	31.2	30.9	32.4	33.5	32.8	35.2	32.9	33.9	-3
Oregon	19.2	18.5	19.4	20.6	24.1	24.4	27.7	29.8	30.0	29.3	26.6	+12
Pennsylvania	156.1	147.1	158.8	175.1	189.1	196.5	203.4	200.8	197.1	201.8	191.9	+5
Rhode Island	15.0	14.6	15.7	17.0	17.2	17.5	17.9	18.3	18.2	16.2	16.1	+14
South Carolina	33.6	34.2	34.2	35.6	36.4	37.9	38.7	39.4	65.4	51.4	39.7	-1
South Dakota ¹	6.4	6.1	6.7	8.2	9.7	10.2	10.3	9.9	11.0	11.6	12.2	-19
Tennessee	52.4	51.0	52.2	53.1	54.5	55.4	55.4	55.0	53.7	57.6	60.6	-9
Texas	148.6	155.6	162.4	162.7	164.2	169.1	170.4	170.6	180.1	159.4	156.3	+9
Utah	9.7	9.6	11.0	12.8	14.3	15.8	16.5	16.9	14.5	13.5	13.9	+22
Vermont	3.1	2.9	3.0	3.6	4.5	5.0	5.4	5.4	4.4	4.9	5.2	+4
Virginia	55.0	55.0	57.1	59.3	60.1	61.2	62.4	63.0	70.0	64.6	62.4	+1
Washington	41.2	39.3	41.1	44.7	47.3	49.5	51.6	52.3	50.4	52.5	51.9	+1
West Virginia	14.3	13.7	15.2	16.2	17.2	19.5	21.2	23.7	20.4	25.2	21.6	+10
Wisconsin	48.1	45.9	47.3	50.8	56.2	60.4	63.5	65.7	60.0	58.5	57.2	+15
Wyoming ¹	4.3	4.0	4.2	4.4	5.8	6.5	7.2	7.1	8.6	7.8	7.9	-10

Source: Department of Labor. ¹ Revised series; not strictly comparable with previously published data.² Includes a small number of employees in mining.³ Not available.

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Table 41.--Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)											Percent change, August 1954-55
	1955								1952	1953	1954	
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
Albany-Schenectady-Troy, N.Y. ..	5.5	4.9	4.8	5.4	6.3	6.8	6.6	7.0	7.7	8.2	8.4	-17
Albuquerque, N. Mex. ¹	4.5	4.6	4.7	4.9	5.6	6.0	6.3	6.1	4.7	4.8	5.0	+22
Atlanta, Ga.	17.5	17.5	18.0	18.3	19.4	20.5	20.6	21.4	15.6	17.1	13.2	+62
Baltimore, Md.	33.6	31.9	34.4	36.3	38.0	38.1	39.7	40.7	39.0	40.3	39.8	+ 2
Baton Rouge, La.	5.5	5.4	5.4	5.4	5.6	5.8	5.7	5.8	(2)	(2)	7.0	-17
Binghamton, N. Y.	2.6	2.4	2.5	2.8	3.1	3.2	3.1	3.1	3.1	3.7	3.6	-14
Birmingham, Ala.	10.7	11.1	11.3	11.8	12.7	13.6	14.0	13.9	11.5	11.9	11.3	+23
Boise, Idaho ¹	1.2	1.1	1.3	1.4	1.4	1.5	1.6	1.7	2.1	2.5	1.9	-11
Boston, Mass.	36.4	33.4	36.7	41.5	44.9	47.6	51.2	50.9	46.6	47.7	42.4	+20
Bridgeport, Conn. ³	4.4	4.3	4.5	5.0	5.2	5.6	6.1	6.2	5.5	5.6	5.7	+ 9
Buffalo, N. Y.	15.1	13.7	13.6	15.7	17.5	18.5	19.8	19.4	19.8	21.3	20.5	- 5
Casper, Wyo. ....	.8	.9	.8	.9	1.0	1.2	1.1	1.0	1.5	1.1	1.2	-17
Charleston, S. C.	3.6	3.8	4.1	4.0	4.0	4.0	3.9	4.1	4.9	4.6	3.8	+ 8
Charleston, W. Va.	3.5	3.5	3.6	3.9	4.1	4.4	4.5	4.7	6.4	5.8	4.5	+ 4
Charlotte, N. C.	5.1	4.8	5.1	5.3	5.5	5.6	5.2	5.2	7.0	6.4	6.6	-21
Chattanooga, Tenn.	4.6	4.6	4.6	4.3	4.4	4.7	4.8	4.6	3.8	5.1	4.5	+ 2
Chicago, Ill.	97.8	94.8	99.6	104.8	110.9	113.1	115.5	117.3	109.2	117.0	117.0	(4)
Denver, Colo.	13.7	13.0	13.4	14.4	15.4	16.1	15.8	15.9	19.8	17.8	17.2	- 8
Des Moines, Iowa	4.4	4.3	5.1	5.5	6.0	6.6	6.5	6.7	4.0	4.9	6.6	+ 2
Detroit, Mich.	61.7	59.4	56.9	60.0	62.4	63.1	61.0	66.3	(2)	67.3	74.6	-11
Duluth, Minn.	2.2	2.1	2.0	2.2	2.5	2.7	2.8	3.0	3.1	2.7	2.6	+15
Fargo, N. D.	1.4	1.2	1.1	1.4	1.7	2.1	2.2	2.5	(2)	2.8	2.4	+ 4
Fort Wayne, Ind.	2.9	2.6	2.6	2.9	2.6	3.0	3.1	3.3	4.1	4.0	3.6	- 8
Great Falls, Mont.	1.1	1.1	1.2	1.3	1.5	1.7	1.9	1.9	(2)	1.7	1.7	+12
Harrisburg, Pa.	6.4	6.0	6.9	7.7	7.8	8.4	8.4	7.9	8.3	7.4	8.7	- 9
Hartford, Conn. ³	7.8	7.9	8.1	8.9	9.3	9.7	9.9	10.0	9.5	9.6	9.6	+ 4
Indianapolis, Ind.	8.2	8.0	8.6	8.8	9.5	10.3	10.4	11.1	12.9	11.9	10.2	+ 9
Jacksonville, Fla.	8.9	9.3	9.0	8.8	8.7	8.1	8.7	8.5	9.8	7.2	9.0	- 6
Kansas City, Mo.	18.6	18.4	19.0	19.4	18.7	19.4	19.1	18.8	23.3	21.0	20.0	- 6
Knoxville, Tenn.	12.5	11.5	11.0	10.4	10.4	10.0	8.8	8.8	7.7	13.1	12.7	-31
Lewiston, Maine	1.0	.9	.9	1.0	1.1	1.2	1.3	1.3	1.2	1.3	1.2	+ 8
Little Rock-N. Little Rock, Ark. ¹ ..	5.0	5.0	5.2	5.6	6.3	5.9	6.6	6.6	5.7	5.6	5.2	+27
Los Angeles, Calif.	116.8	120.4	123.3	125.4	126.2	128.6	130.4	133.4	113.5	124.5	118.8	+12
Manchester, N. H. ¹	1.8	1.7	1.8	2.0	2.1	2.2	2.2	2.2	1.4	1.6	1.9	+16
Memphis, Tenn.	9.0	9.0	9.9	10.1	10.7	11.9	11.9	12.2	11.8	10.6	9.9	+23
Miami, Fla.	23.2	22.9	23.6	23.6	22.9	23.9	25.0	25.9	17.5	20.5	22.0	+18
Milwaukee, Wis.	18.3	17.4	18.2	19.6	20.9	21.8	22.8	23.7	(2)	(2)	19.8	+20
Minneapolis-St. Paul.	25.2	24.3	25.2	30.1	35.2	37.9	38.9	40.4	33.5	31.8	34.8	+16
Mobile, Ala.	3.8	3.9	4.6	4.4	4.4	4.1	4.0	3.9	(2)	5.1	1.3	+200
Nashville, Tenn. ³	6.6	6.3	6.6	6.9	7.5	7.9	8.2	8.4	(2)	9.3	8.1	+ 4
Nassau-Suffolk Counties, N.Y.	25.1	23.2	26.1	28.2	29.4	30.2	30.1	30.2	(2)	22.6	29.5	+ 2
Newark-Jersey City, N.J.	25.5	24.4	26.4	28.7	32.2	33.2	33.7	33.0	(2)	30.4	30.3	+ 9
New Bedford, Mass.	1.1	1.0	1.1	1.3	1.4	1.4	1.4	1.5	1.5	1.4	1.1	+36
New Britain, Conn. ³	1.1	1.1	1.1	1.2	1.3	1.3	1.4	1.4	1.3	1.3	1.4	0
New Haven, Conn. ³	4.8	4.9	5.0	5.4	5.7	6.0	6.3	6.6	6.6	6.2	6.4	+ 3
New Orleans, La.	19.9	19.5	20.1	20.1	20.3	20.8	21.0	21.0	21.4	20.3	23.0	- 9
New York City, N. Y.	95.2	95.7	99.3	101.9	107.0	109.4	110.7	111.5	104.4	83.6	109.1	+ 2
Norfolk-Portsmouth, Va.	11.0	10.9	11.2	11.5	11.4	12.0	12.2	12.5	12.8	13.5	12.3	+ 2
Oklahoma City, Okla.	7.5	7.6	8.0	8.6	8.8	9.3	9.3	9.3	10.5	9.3	9.5	- 2
Omaha, Nebr.	6.7	6.7	6.9	7.3	8.3	7.3	8.7	8.7	8.2	9.7	9.5	- 8
Phoenix, Ariz.	8.6	8.4	8.6	8.7	8.8	8.3	8.5	8.0	7.2	7.6	8.3	- 4
Pittsburgh, Pa.	35.1	33.5	35.9	40.8	42.4	43.8	45.6	47.2	(2)	44.8	37.1	+27
Portland, Maine	3.2	2.9	3.0	3.1	3.3	3.2	4.0	3.8	3.2	4.1	3.8	0
Portland, Ore.	11.5	11.2	11.7	12.2	14.0	13.1	15.0	(2)	15.3	15.9	14.5	--
Providence, R. I.	13.3	13.0	13.9	15.0	15.3	15.5	15.7	16.2	16.1	14.4	14.3	+13
Racine, Wis.	1.7	1.7	1.7	1.8	1.9	2.1	2.0	2.2	(2)	(2)	2.1	+ 5
Reno, Nev. ¹	1.7	1.9	2.0	2.1	2.3	2.2	2.4	2.4	1.7	1.9	2.3	+ 4
Richmond, Va.	9.0	8.9	9.1	9.8	9.9	10.1	10.4	10.5	12.6	11.5	10.0	+ 5
Rochester, N. Y.	8.2	7.9	8.0	8.8	8.9	8.2	10.7	10.9	8.7	9.5	10.6	+ 3
St. Louis, Mo.	36.0	34.2	36.9	37.4	37.1	37.5	38.6	39.5	(2)	(2)	44.5	-11

See footnotes at end of table.

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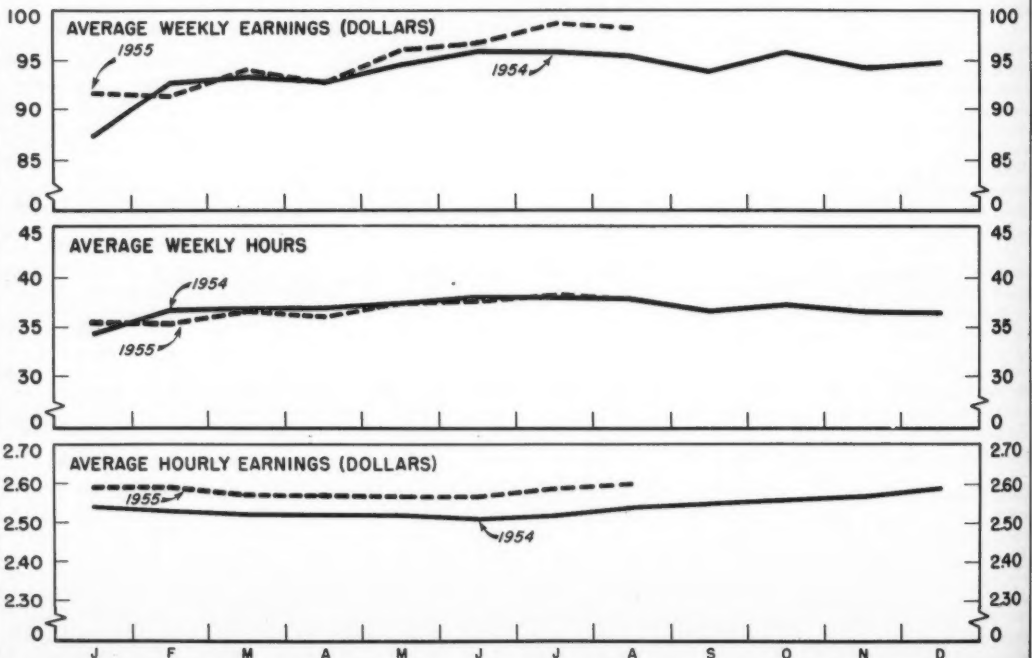
Table 41.--Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees (in thousands)											Percent change, August 1954-55
	1955								1952	1953	1954	
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
Salt Lake City, Utah.....	6.3	6.4	7.2	7.6	7.7	8.3	8.6	8.8	8.0	7.5	8.1	+ 9
San Diego, Calif.	12.2	12.4	12.6	12.8	12.9	12.3	13.3	13.1	14.4	14.2	12.0	+ 9
San Francisco-Oakland, Calif.	54.9	53.4	53.4	55.8	57.8	61.2	63.1	64.6	65.8	61.4	58.9	+10
Savannah, Ga.	2.9	3.2	3.3	3.5	3.5	3.5	3.1	3.1	4.2	4.6	2.8	+11
Seattle, Wash.	12.3	12.5	13.6	14.4	15.0	15.1	15.3	15.6	13.5	13.9	14.0	+11
Spokane, Wash.	3.2	3.3	3.1	3.9	3.9	4.5	4.9	5.2	4.7	4.6	4.9	+ 6
Springfield-Holyoke, Mass.	4.5	4.1	4.3	4.8	4.9	5.4	5.9	6.3	5.8	4.7	5.7	+11
Stamford, Conn. ³	2.8	2.8	3.0	3.3	3.4	3.5	3.6	3.6	3.4	3.5	3.5	+ 3
Syracuse, N. Y.	5.0	4.8	5.4	6.0	6.7	7.7	6.9	7.2	7.9	8.1	8.4	-14
Tacoma, Wash.	3.4	3.4	3.6	3.8	4.2	4.8	5.0	5.1	4.7	4.6	4.2	+21
Tampa-St. Petersburg, Fla.	12.9	12.6	12.6	12.7	12.7	12.9	13.1	13.3 ¹	13.5	11.9	12.8	+ 4
Topeka, Kans. ¹	2.5	2.4	2.7	3.1	3.2	3.6	3.9	4.0	4.4	3.1	3.1	+29
Tucson, Ariz.	2.5	2.5	2.8	3.1	3.3	3.4	3.3	3.3	5.0	3.9	3.1	+ 6
Tulsa, Okla.	7.1	7.3	7.7	8.2	7.8	7.8	7.6	7.4	8.1	8.1	7.6	- 3
Utica-Rome, N. Y.	1.8	1.6	1.6	1.7	1.9	2.1	2.2	2.2	3.6	3.7	3.8	-42
Washington, D. C.	36.5	35.9	37.0	39.0	39.8	39.8	40.0	40.7	40.9	40.8	40.8	(4)
Waterbury, Conn. ³	1.6	1.6	1.6	1.8	1.9	2.0	2.1	2.2	2.2	2.1	2.1	+ 5
Westchester Co., N. Y.	13.6	12.4	13.4	15.0	15.7	16.5	16.9	16.4	(2)	(2)	16.4	0
Wheeling-Steubenville, W.Va.	3.3	3.3	3.3	3.7	3.9	4.3	4.7	5.0	4.1	4.5	4.0	+25
Wichita, Kans.	6.4	6.2	6.7	7.1	7.1	7.3	7.6	7.6	7.1	7.7	7.4	+ 3
Worcester, Mass. ¹	2.8	2.7	2.7	2.9	3.0	3.1	2.9	3.1	4.2	4.1	3.5	-11

Source: U. S. Department of Labor. ¹ Revised series; not strictly comparable with previously published data. ² Not available. ³ Includes a small number of employees in mining. ⁴ Change of less than one-half of 1 percent.

Chart 15.

Hours and Earnings of Workers In Contract Construction



SOURCE: DEPARTMENT OF LABOR

CONSTRUCTION REVIEW C.D. 55-2-K

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Table 42.—Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction							Nonbuilding construction		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1953.....	\$91.61	\$91.76	\$87.75	\$94.79	\$98.30	\$87.10	\$111.61	\$91.04	\$90.27	\$85.28	\$93.85
1954.....	93.98	94.12	89.41	98.01	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1954: August.....	96.52	96.20	91.51	99.53	103.52	92.31	113.88	96.10	97.21	93.09	100.77
September	93.84	94.32	89.00	98.10	102.92	92.57	110.08	94.08	92.97	88.75	96.33
October	95.74	96.26	91.62	99.46	103.63	92.75	115.05	94.87	94.13	86.62	100.53
November	94.32	94.15	89.61	97.02	100.10	90.37	112.18	93.90	94.30	88.94	98.55
December	94.28	95.40	90.83	98.28	107.20	91.12	113.30	91.77	89.47	80.51	96.08
1955: January.....	91.69	93.02	88.55	96.10	105.64	86.72	113.00	88.78	85.01	76.70	90.16
February	91.43	91.96	85.59	95.55	103.40	90.05	111.25	89.24	88.31	78.79	94.11
March	94.06	94.42	89.14	97.92	103.40	92.38	113.10	93.37	91.48	83.21	97.22
April	92.52	93.10	87.40	97.10	103.22	90.25	112.81	92.92	89.39	81.92	95.37
May	96.12	96.52	90.27	100.74	105.26	94.87	114.17	97.55	94.07	90.03	97.86
June	96.89	96.89	90.14	101.65	105.64	95.39	115.35	98.36	96.41	93.93	98.55
July	98.94	98.95	92.00	103.60	108.39	97.02	118.31	100.64	99.36	97.22	101.18
August	98.28	97.99	91.62	102.58	107.80	97.43	118.60	98.55	99.25	97.63	102.25
AVERAGE WEEKLY HOURS											
Year: 1953.....	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954.....	37.0	36.2	36.2	36.3	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1954: August.....	38.0	37.0	36.9	37.0	38.2	35.1	39.0	36.4	41.9	42.7	41.3
September	36.8	36.0	35.6	36.2	37.7	34.8	37.7	35.5	39.9	40.9	39.0
October	37.4	36.6	36.5	36.7	38.1	35.0	39.0	35.8	40.4	40.1	40.7
November	36.7	35.8	35.7	35.8	36.8	34.1	37.9	35.3	40.3	40.8	39.9
December	36.4	36.0	35.9	36.0	38.7	34.0	38.8	34.5	38.4	37.8	38.9
1955: January.....	35.4	35.1	35.0	35.2	38.0	32.6	38.7	33.5	36.8	36.7	36.8
February	35.3	34.7	34.1	35.0	37.6	33.6	38.1	33.3	37.9	37.7	38.1
March	36.6	35.9	35.8	36.0	37.6	34.6	38.6	35.1	39.6	40.2	39.2
April.....	36.0	35.4	35.1	35.7	37.4	33.8	38.5	34.8	38.2	38.1	38.3
May	37.4	36.7	36.4	36.9	38.0	35.4	38.7	36.4	40.2	41.3	39.3
June.....	37.7	36.7	36.2	37.1	38.0	35.2	39.1	36.7	41.2	42.5	39.9
July	38.2	37.2	36.8	37.4	38.3	35.8	39.7	37.0	42.1	43.4	40.8
August	37.8	36.7	36.5	36.9	38.5	35.3	39.8	36.1	41.7	43.2	40.1
AVERAGE HOURLY EARNINGS											
Year: 1953.....	2.43	2.48	2.34	2.59	2.58	2.51	2.84	2.55	2.24	2.07	2.37
1954.....	2.54	2.60	2.47	2.70	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1954: August.....	2.54	2.60	2.48	2.69	2.71	2.63	2.92	2.64	2.32	2.18	2.44
September	2.55	2.62	2.50	2.71	2.73	2.66	2.92	2.65	2.33	2.17	2.47
October	2.56	2.63	2.51	2.71	2.72	2.65	2.95	2.65	2.33	2.16	2.47
November	2.57	2.63	2.51	2.71	2.72	2.65	2.96	2.66	2.34	2.18	2.47
December	2.59	2.65	2.53	2.73	2.77	2.68	2.92	2.66	2.33	2.13	2.47
1955: January.....	2.59	2.65	2.53	2.73	2.78	2.66	2.92	2.65	2.31	2.09	2.45
February	2.59	2.65	2.51	2.73	2.75	2.68	2.92	2.68	2.33	2.09	2.47
March	2.57	2.63	2.49	2.72	2.75	2.67	2.93	2.66	2.31	2.07	2.48
April	2.57	2.63	2.49	2.72	2.76	2.67	2.93	2.67	2.34	2.15	2.49
May	2.57	2.63	2.48	2.73	2.77	2.68	2.95	2.68	2.34	2.18	2.49
June	2.57	2.64	2.49	2.74	2.78	2.71	2.95	2.68	2.34	2.21	2.47
July	2.59	2.66	2.50	2.77	2.83	2.71	2.98	2.72	2.36	2.24	2.48
August	2.60	2.67	2.51	2.78	2.80	2.76	2.98	2.73	2.38	2.26	2.50
Percent change, August 1954 to 1955											
Avg. wkly. earnings ..	+1.8	+1.9	+0.1	+3.1	+4.1	+5.5	+4.1	+2.5	+2.1	+4.9	+1.5
Avg. wkly. hours.....	-.5	-.8	-1.1	-.3	+.8	+.6	+2.1	-.8	-.5	+1.2	-2.9
Avg. hrly. earnings....	+2.4	+2.7	+1.2	+3.3	+3.3	+4.9	+2.1	+3.4	+2.6	+3.7	+2.5

Source: Department of Labor.

CONSTRUCTION REVIEW

Table 43.--Labor Required for New Construction, by Ownership and Type of Construction ¹

Type of construction	Average number of workers required per month (In thousands)								Percent change	
	1954		1955			1952	1953	1954	3d quar. 1955 from—	
	3d quar.	4th quar.	1st quar. ²	2d quar. ²	3d quar.				3d quar. 1954	2d quar. 1955
TOTAL NEW CONSTRUCTION ...	3,680	3,345	2,860	3,585	3,970	2,840	2,980	3,175	+ 8	+11
Off-site	450	415	355	445	490	345	365	390	+ 9	+10
On-site	3,230	2,930	2,505	3,140	3,480	2,495	2,615	2,785	+ 8	+11
PRIVATE CONSTRUCTION	2,300	2,195	1,940	2,345	2,545	1,780	1,900	2,030	+11	+ 9
Building (nonfarm).....	1,709	1,692	1,515	1,822	1,977	1,253	1,346	1,515	+16	+ 9
Residential.....	1,212	1,200	1,032	1,300	1,380	875	922	1,050	+14	+ 6
Nonresidential	497	492	483	522	597	378	424	465	+20	+14
Industrial	118	131	137	135	145	152	140	125	+23	+ 7
Commercial.....	208	197	196	230	280	98	151	185	+35	+22
Educational and hospital	65	63	56	55	58	56	54	60	-11	+ 5
Other nonresidential bldg.	106	101	94	102	114	72	79	95	+ 8	+12
Farm	186	124	112	145	162	159	167	150	-13	+12
Public utility	393	367	300	363	393	361	377	355	0	+ 8
Railroads	31	35	24	32	35	45	43	33	+13	+ 9
Telephone and telegraph	57	53	50	56	62	52	53	54	+ 9	+11
Other public utility	305	279	226	275	296	264	281	268	- 3	+ 8
All other private	12	12	13	15	13	7	10	10	+ 8	-13
PUBLIC CONSTRUCTION	930	735	565	795	935	715	715	755	+ 1	+18
Building	347	315	279	308	309	326	321	326	-11	(3)
Residential.....	20	18	18	18	17	47	39	23	-15	- 6
Nonresidential	327	297	261	290	292	279	282	303	-11	+ 1
Industrial	73	76	48	42	30	91	92	79	-59	-29
Educational	160	152	150	168	174	122	125	149	+ 9	+ 4
Hospital	29	23	20	23	25	36	25	26	-14	+ 9
Other nonresidential bldg.	65	46	43	57	63	30	40	49	- 3	+11
Military facilities	64	61	53	71	82	85	78	58	+28	+15
Highway	375	240	130	282	393	190	194	246	+ 5	+39
Sewer and water.....	72	64	59	73	78	50	59	65	+ 8	+ 7
Miscellaneous public-service enterprises	24	15	12	20	31	16	16	17	+29	+55
Conservation and development	36	30	23	29	29	43	39	32	-19	0
All other public	12	10	9	12	13	5	8	11	+ 8	+ 8

Source: Department of Labor.

¹ Estimated number of full-time workers required to put in place the current volume of construction. ² Revised data.³ Change of less than one-half of 1 percent.

